

# **Exhibit E**

A	B	C	D	E	F	G	J	K	L
Attachment #	Last Name	First Name	Street Address	City	State	Zip Code	Maplot	Summary of Comment	Staff Response
1									
2	1 Hanavan	Gwendolyn and Louis	1280 QUINCE DR	JUNCTION CITY	OR	97448	15-04-31-14-06900	Letter opposing wetland regulations. Prior to letter, there were a series of questions posed about the new regulations. Also, requested that the record be left open an additional 14 days.	Staff has provided additional information in response to questions. Staff has also issued a Fact Sheet about the wetland regulations and posted this to the website.
3	2 Cuddeback	Randy						Requested change in contact information	Staff has included this change in our contact lists.
4	3 Anderson	Richard	1397 REDWOOD ST NW	Salem	OR	97304	1604053201003.00	Request change to R-2	Included in proposal to redesignate for Medium Density Residential Development
5	4 Batchelder, Phil	Harold	1828 W 11th Ave	JUNCTION CITY	OR	97448		Requested additional information	Information provided
6	5 Kelley	Mike	5200 SW Meadows Rd, Suite B-100	Lake Oswego	OR	97035		Opposition to Wetland Regulations	Planning Commission and City Council policy decision on how to protect wetlands.
7	6 Hughes	Joleen	1200 Quince Drive	JUNCTION CITY	OR	97448	1504311407200.00	Requested extension of record, as well as information in more understandable terms.	Staff has provided additional information in response to questions. Staff has also issued a Fact Sheet about the wetland regulations and posted this to the website. Written record will remain open a minimum additional 7 days per request
8	7 Swenson	Greg	1220 SW Morrison Street, Suite 700	Portland	OR	97205-2235		Questions about wetland ordinance	Findings Report contained as Exhibit A contains preliminary findings addressing Goal 14.
9	8 Campbell	Mark					16-04-07-00-08200	Adds criteria (Statewide Planning Goal 14) for proposed commercial UGB expansion	Planning Commission and City Council policy decision on how to protect wetlands.
10	9 Bishop	Phil	1926 W 11th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
11	10 Borglund	Jeff	1823 W 11th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
12	11 Southey	Lloyd	1804 W 11th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
13	12 Brooks	Joyce	1076 Yew Street	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
14	13 Lee	Daydra	1136 Prairie Meadows	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
15	14 Welsh	Jami	1064 Yew Street	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
16	15 Zimmerman	L.	1740 W 13TH	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
17	16 Zimmerman	Christina	1740 W 13TH	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
18	17 Rohrbacker	Ulinda	1710 W 13th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
19	18 Rohrbacker	Larry	1710 W 13th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.

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20	Van Nortwick	Larry	1735 W 13th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
21	Van Nortwick	Delores	1735 W 13th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
22	Tereault	Paula	1703 W 13th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
23	Mishler	Michael	1686 W 13th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
24	Mishler	Michele	1686 W 13th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
25	Lee	Robert	1021 Quince Dr.	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
26	Lee	Terry	1021 Quince Dr.	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
27	Young	Joan C.	1038 Yew St.	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
28	Foresee	Dale	280 Timothy St.	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
29	Foresee	Linda	280 Timothy St.	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
30	Ottosen	Gerry	320 Timothy St.	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
31	Shively	Jamie	180 Timothy St.	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
32	Garrett	Gary	510 Timothy St.	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
33	Algood	Don	1160 Quince Dr.	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
34	Hanavan	L.W.	1280 QUINCE DR	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
35	Graville	Russell	1360 Oak Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
36	Perdue	Amy	1291 Quince Dr.	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
37	Perdue	Nathan	1291 Quince Dr.	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
38	Stewart	Bria	1192 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
39	Fisher	Ben	1220 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.

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1									Planning Commission and City Council policy decision on how to protect wetlands.
40	39 Peckham	Hazel	1230 W. 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
41	40 Doyle	Ron	1743 Pear Loop	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
42	41 Foster	Nicole	1743 Pear Loop	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
43	42 Renken	Harold	1735 Pear Loop	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
44	43 Peden	Pam	1730 Rose St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
45	44 Coleman	Joseph	1722 Rose St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
46	45 Dmudi	Lisa	1720 Rose St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
47	46 Rust	Tara	1746 Rose St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
48	47 McClellan	Jeff	1760 Rose St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
49	48 Yamashira	Samantha	1796 Rose St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
50	49 Leone	Autumn	1786 Rose St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
51	50 White	Robert	1784 Rose St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
52	51 McClure	Liane	1780 Rose St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
53	52 Stewart	Scott	930 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
54	53 Veah	Donna	950 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
55	54 Silbernagel	Lisa	1030 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
56	55 Stapleton	Robyn	1135 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
57	56 Hanavan	GIM	1280 QUINCE DR	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
58	57 Deanna Pitcher	Betty	1035 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
59	58 Stapleton	Jesse	1135 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.

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60	59 Stapleton	William	1135 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
61	60 Griffith	Sherrie	PO Box 3	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
62	61 Griffith	Meagan	1105 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
63	62 Ditlefsen	Marc	1075 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
64	63 Perko	Theresa	1065 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
65	64 Perko	Elizabeth	1065 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
66	65 Gillingham	Barbara	1055 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
67	66 Gillingham	Jeff	1055 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
68	67 Gillingham	Walter	263 E 9th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
69	68 Moran	Jeff	1045 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
70	69 Crowley	Aaron	1025 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
71	70 Crowley	Deanna	1025 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
72	71 Haner	Stephan	1095 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
73	72 Ward	Debra	999 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
74	73 Porter	Sean	990 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
75	74 Porter	Stacy	990 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
76	75 Ward	Chuck	999 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
77	76 Perry	Frank	971 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
78	77 Perry	Barbara	971 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
79	78 Skalos	Jacki	967 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.

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80	79	Wilson	Craig	961 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
81	80	Kengle	George	953 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
82	81	Kengle	Jeanne	953 W 17th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
83	82	Rissberger	Robert	1240 Quince Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
84	83	Curtis	Ann	1240 Quince Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
85	84	Hughes	Joleen	1200 Quince Drive	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
86	85	Wilde	Clarke	1180 Quince Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
87	86	Wilde	Karen	1180 Quince Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
88	87	Allgood	Claudia	1160 Quince Dr.	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
89	88	Wallace	Charles	1120 Quince Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
90	89	Wallace	Helen	1120 Quince Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
91	90	James	Merwin	1100 Quince Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
92	91	James	Lois	1100 Quince Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
93	92	Padilla	Theresa	1140 Quince Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
94	93	Padilla	Isaias	1140 Quince Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
95	94	Davis	Gary	1078 SW Coral	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
96	95	Smith	Jeff	93590 Hwy 99 S, #35	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
97	96	Richardson	Don	24759 Lavell Rd	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
98	97	Hukill	James	1382 Cloudmont Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
99	98	Hukill	Donna	1382 Cloudmont Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.

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100	99 Jongeward	Don	94570 Oaklea Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
101	100 Ozdemir	Ike	28948 Jasper Lane	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
102	101 Chizek	Randy and Debbie	94495 Oaklea Drive	JUNCTION CITY	OR	97448		Opposition to Wetland Regulations	Planning Commission and City Council policy decision on how to protect wetlands.
103	102 Lee	Bob and Terry	PO Box 236	JUNCTION CITY	OR	97448	15-04-32-31-00800 15-04-32-31-01300 15-04-32-31-01400 15-04-32-31-01500 15-04-32-31-01600 15-04-32-31-01700 15-02-32-34-2000 15-02-32-34-2100 15-02-32-34-2200 15-02-32-34-2100		Planning Commission and City Council policy decision on how to protect wetlands.
104	103 Wilde	Clarke and Karen	1180 Quince Dr	JUNCTION CITY	OR	97448		Requested that the record be left open an additional 14 days.	Written record will remain open a minimum additional 7 days per request
105	104 Lindall	Rebecca	93166 Prairie Rd	JUNCTION CITY	OR	97448		Supportive of proposed commercial expansion	Noted.
106	105 Shelly	Rachel		JUNCTION CITY	OR	97448		Question about notice	Staff replied to question.
107	106 Nill	Shannon	PO Box 279	JUNCTION CITY	OR	97448		Supportive of proposed commercial expansion	Noted.
108	107 Tracer	Marian	94505 Oaklea Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
109	108 Chamerlain	Mary	94529 Oaklea Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
110	109 Lewis	Traci	94549 Oaklea Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
111	110 Trimble	Amy	94544 Oaklea Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
112	111 Trimble	Kyle	94544 Oaklea Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
113	112 Nelson	Gary	1161 Quince Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
114	113 Snidow	M	330 Kalmia	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
115	114 Nelson	Loretta	1225 W 10th	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
116	115 Wear	Jeremy	1340 Willow Street	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
117	116 Frampton	Clayton	140 Susan Place	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
118	117 Nordling	Paul	1225 W 10th, #41	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.

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119	118 Ellsworth	Helen						Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
120	119 Boresek	William						Supportive of proposed amendments and UGB expansion	Noted.
121	120 Horton	Keith	315 Madison Street	Eugene	OR	97402		Supportive of proposed amendments and UGB expansion	Noted.
122	121 Ellsworth	Helen and Sterling						Comment on proposed wetland regulations.	
123	122 Kling	Kathy Tracer						Comment on proposed wetland regulations.	
124	123 Tracer	George and Marian						Opposition to Wetland Regulations	
125	124 Tracer	Susan						Opposition to Wetland Regulations	
126	125 Silvermoon	Jon	PO Box 171	JUNCTION CITY	OR	97448		Request adding provisions for fencing in wetland regulations	
127	126 Lynd	Karen	94571 Oaklea Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
128	127 Price	Betty	94555 Oaklea Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
129	128 Teem	Monty	94543 Oaklea Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
130	129 Teem	Rebecca	94543 Oaklea Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
131	130 Maddy	Dwayne	94541 Oaklea Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
132	131 Moonsfar	Michael	28710 W 18th #7	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
133	132 Tracer	George	84505	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
134	133 Chizek	Randy	94495 Oaklea Drive	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
135	134 Chizek	Debbie	94495 Oaklea Drive	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
136	135 Ray	Malcolm	1687 W 15th	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
137	136 Olsen	Shawna	389 Birch St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
138	137 Short	Curtis	25273 Butler Rd	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
139	138 Slocum	Troy	390 SW Juniper St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
140	139 Ray	Claudia	1687 W 15th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.



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141	140	Shear	Tim	1744 W 15th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
142	141	Shear	Emily	1744 W 15th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
143	142	Devine	Susan	1260 Quince Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
144	143	Devine	Steve	1260 Quince Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
145	144	Boyd	Dawan	845 Oak St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
146	145	Strauss	Katie	1260 Quince Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
147	146	Alberts	Terry	1688 W 10th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
148	147	Alberts	Sandra	1688 W 10th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
149	148	Rawchett	Jim	1000 Vine St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
150	149	Haimes	Sandra	1335 Oak Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
151	150	McNeel	Gary	310 Pitney Lane, Unit 39	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
152	151	Priddy	Lynn	310 Pitney Lane, Unit 39	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
153	152	Loveall	Edith	1315 Oak Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
154	153	Rothenberger	Arlene	1245 Quince	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
155	154	Buck	Amy	1325 Oak St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
156	155	Coughran	Ila	1201 Quince Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
157	156	Coughran	Cheryl	1201 Quince Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
158	157	Locke	Richard	1181 Quince Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
159	158	Buchanan	Ben	1171 Quince Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
160	159	Mullins	Robert	1141 Quince Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.

A	B	C	D	E	F	G	J	K	L
Attachment #	Last Name	First Name	Street Address	City	State	Zip Code	Maplot	Summary of Comment	Staff Response
1									Planning Commission and City Council policy decision on how to protect wetlands.
161	Wodtj	Doug	1085 W 17th	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
162	Wodtj	Marci	1085 W 17th	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
163	Rothberger	Craig	1245 Quince	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
164	Clem	Susan Carol	1391 Breckenridge Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
165	Clem	Floyd Clifton	1391 Breckenridge Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
166	Bincham	Kenneth	1414 Breckenridge Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
167	Daegers	James	1363 Breckenridge Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
168	Rankin	Brett	1339 Breckenridge Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
169	Schiff	M	1301 Breckenridge Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
170	Elias	Brandon	1297 Breckenridge Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
171	Ramseyer	Lisa	1300 Alderdale Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
172	Myers	Matt	1268 Alderdale Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
173	Griffith	Kenneth	1037 Kalmia St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
174	Madin	James	216 Walnut St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
175	Nelson	Richard	1225 W 10th #10	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
176	Haapala	Arpil	30848 Maple Dr	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
177	Montgomery	Cindy	1215 Oak St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
178	Montgomery	Christina	1270 Oak St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
179	Lighty	Don	28962 Bailey Lane	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
180	Lee	Ronald	135 East 1st Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.

A	B	C	D	E	F	G	J	K	L
Attachment #	Last Name	First Name	Street Address	City	State	Zip Code	Maplot	Summary of Comment	Staff Response
180	Hart	Sandra	150 Birch Street	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
181	Emanuel	Jennifer	1915 W 11th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
182	Barley	Arlene	96237 Norton Rd	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
183	Walker	Scott	150 Birch Street	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
184	Montgomery	Mantine	275 SW Kalmia St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
185	Buendia	Tonya	297 Yellowwood St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
186	Kiscoan	Kevin	1226 W 10th Pla	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
187	Keeler	Tammie	94181 Springbrook Lane	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
188	Randall	Tracy Lee	32917 Diamond Hill Drive, #71	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
189	Beandy	Doug	PO Box 216	Elmira	OR			Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
190	Caracheri	Kristine	167 1/2 E 4th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
191	Taylor	Robert	401 Deal	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
192	Van Elshberg	Patricia	485 Deal St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
193	Phillip	Jackie	722 Elm St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
194	Dickson	Stephen	770 Deal St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
195	Dickson	Damon	770 Deal St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
196	Dickson	Loritta	770 Deal St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
197	Robertson	Sean	755 Deal St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
198	Quirol	Adolfo	277 E 8th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
199	Lynde	Kevin	792 Deal St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.

	A	B	C	D	E	F	G	J	K	L
1	Attachment #	Last Name	First Name	Street Address	City	State	Zip Code	Maplot	Summary of Comment	Staff Response
201	200	Lynde	Betty	792 Deal St	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
202	201	Nelson	Leona	835 Deal Place	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
203	202	Nelson	Larry	835 Deal Place	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
204	203	Sheffler	David	875 Deal Place	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
205	204	Papero	Tara	375 E 9th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
206	205	Kelley	Earl	420 E 9th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
207	206	Kelley	Shirley	420 E 9th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
208	207	Quinby	Marilyn	947 E 9th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
209	208	Adams	Richard	1101 Birch Place	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
210	209	Core	Samantha	1938 W 10th	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
211	210	Blake	Greg	1836 W 10th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
212	211	Blake	Theresa	1836 W 10th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
213	212	Bishop	Sherrie	1927 W 11th Ave	JUNCTION CITY	OR	97443		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
214	213	Bishop	Jeffrey	1927 W 11th Ave	JUNCTION CITY	OR	97448		Signed petition opposing wetland regulations	Planning Commission and City Council policy decision on how to protect wetlands.
215	214	Nelson	Mia	220 East 11th Avenue, Suite 5	Eugene	OR	97452		Comments on Commercial UGB Expansion	

August 3, 2012

City of Junction City Planning Commission

City of Junction City Council

Submitted in person at Junction City Hall, 680 Greenwood St, Junction City, Oregon 97448

We own Lane County tax lot #15-04-31-14-06900 which is subject to a 20 ft wide by 202 ft length water district ditch easement for the purpose of flood control. We had no objection to the easement and its intended purpose when we purchased the property, nor do we now. We do object to the contradictory Wetlands Resources Overlay District (WRD) proposal.

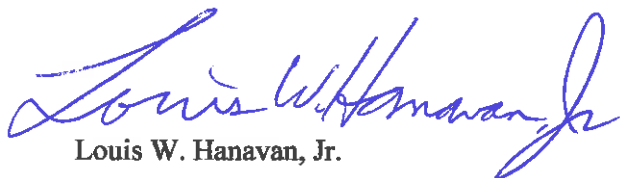
We understand the EPA wetland designations to have a stated objective of restoring land to its "original state" which would allow the return of native vegetation and habitat. Perhaps not immediately, but we have seen evidence that as the opportunity arises their objective of "taking" back the wetlands constitutes "taking" away the use and control of land from private owners, and perhaps EPA will ultimately be able to return large areas of Junction City into the flood plains they once were.

The flood control ditches were man made for the opposite objective of draining rain and potential flood waters away from our schools and neighborhoods, and many of our neighborhoods were and are being built on fill dirt. Most importantly, the ditch system has worked in the past and continues to work.

We can not understand how these two opposite objectives could even remotely be compatible.

The proposed wetlands designation of 60 ft wide by 202 ft. length on our property has the potential "taking" without compensation of 12,120 sq. ft. of our lot. (See the attached plot plan.) That's greater than two standard sized residential building lots. To find out exactly where the wetland boundary is, we, the property owners, must pay (\$378 is the 2012 fee) for a wetlands scientist from the Division of State Lands to come and determine that for us. The WRD proposal has the potential of restricting additions to our moderately sized home, or building outdoor structures now and in the future. A wetland designation will reduce the market value of our property.

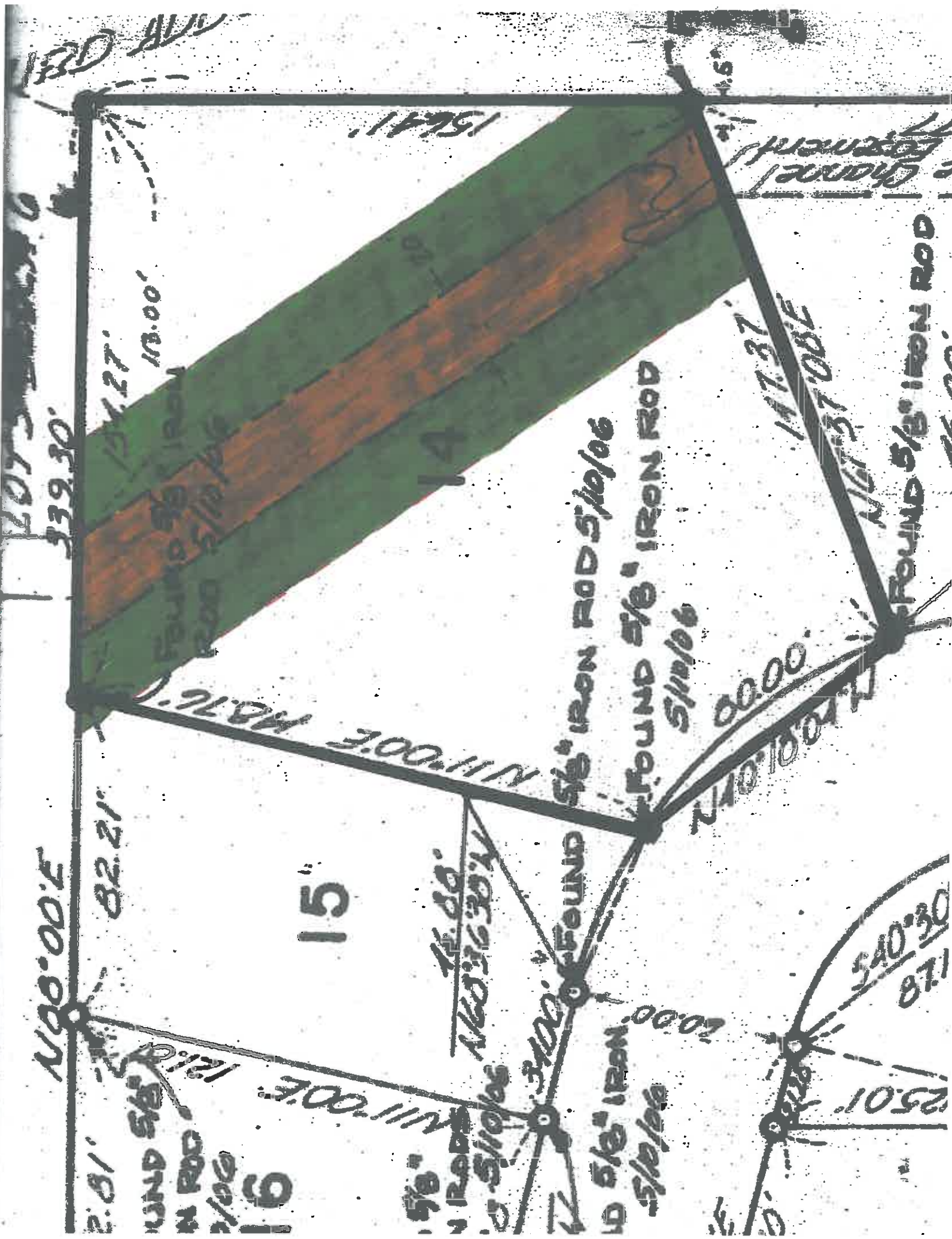
If you personally would not want additional costs and regulations attached to your property, we ask that you protect the property rights and value of all residents by preserving our working ditch system as is, and voting NO on the WRD proposal.



Louis W. Hanavan, Jr.



Gwendolyn M. Hanavan



**Public Hearings on Wetlands, Economic Development, Housing, Parks,**  
gm hanavan [gmhanavan@gmail.com]

**Sent:** Saturday, July 28, 2012 9:43 AM

**To:** Bill Dimarco [aelfric@uwol.net]; BRUNSCHEON DAVE (LCOG List); CHRISTENSEN HERB (LCOG List); Jack Sumner [sumner246@yahoo.com]; LEACH JIM (LCOG List); VODRUP Kitty; Laurel Crenshaw [laurelc@comcast.net]; NELSON RANDY (LCOG List); Stacy Clauson [jcplanning@ci.junction-city.or.us]; CLAUSON Stacy A

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Due to the complexities of the issues and the short notice given to Junction City residents of the hearings, I am hereby requesting that the Junction City Planning Commission and the Junction City Council public hearings on August 16, 2012 remain open an additional 14 days for public comment.

I also request that the Wetlands Resources Overlay District Proposal staff report and analysis be emailed to me.

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GMH

## Re: Wetlands Overlay Project

gm hanavan [gmhanavan@gmail.com]

Sent: Friday, July 27, 2012 10:31 AM

To: CLAUSON Stacy A; Stacy Clauson [jcplanning@ci.junction-city.or.us]

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I would appreciate your reply as to why the wetland overlay is needed.

On Wed, Jul 25, 2012 at 12:45 PM, gm hanavan <[gmhanavan@gmail.com](mailto:gmhanavan@gmail.com)> wrote:

I checked the Oregon Dept of Lands website and learned that the off site review is at no cost, but the actual on site delineation fee to the landowner is \$378 plus the time and effort to submit an application form. So, I answered my own question, which is "yes" the costs are to the landowner.

Interestingly, since the Oregon Dept of Lands already has the legal responsibility to mitigate fill into waterways, why do we need another layer of the same regulations (or are they the same, as you implied) that will come with the wetland overlay project?

On Tue, Jul 24, 2012 at 1:46 PM, gm hanavan <[gmhanavan@gmail.com](mailto:gmhanavan@gmail.com)> wrote:

----- Forwarded message -----

From: **JC Planning** <[JCPlanning@ci.junction-city.or.us](mailto:JCPlanning@ci.junction-city.or.us)>

Date: Tue, Jul 24, 2012 at 12:18 PM

Subject: RE: Wetlands Overlay Project

To: gm hanavan <[gmhanavan@gmail.com](mailto:gmhanavan@gmail.com)>

Cc: Kevin Watson <[kwatson@ci.junction-city.or.us](mailto:kwatson@ci.junction-city.or.us)>

Dear GMH,

Thank you for your e-mail. The Oregon Department of State Lands (DSL) does provide a wetland determination service to property owners. There is no fee for this service.

### ***Wetland Determinations***

This free service provides landowners with information about the likelihood of wetlands or waterways on their property. This service requires submittal of a wetland determination request form which is reviewed by a Wetland Specialist. Wetland determinations are primarily performed in the office, and occasionally may be conducted onsite. These determinations, if conducted without a site visit, are a screening tool for identifying the likely presence of wetlands. They are not conclusive in determining the absence of wetlands. DSL's response may also specify if a wetland delineation is required and if identified wetlands or waterways are subject to removal-fill permit requirements.



If DSL determines that a wetland delineation is required, then the applicant would be responsible for paying the costs of a wetland specialist to complete a wetland delineation. The following is a little more background on wetland delineations:

### ***Review of Wetland Delineation Reports***

Wetland delineations (determining the boundary of a wetland) are conducted by wetland consultants hired by property owners. The review and approval of wetland delineations is a service conducted by the Wetland Specialists. A wetland delineation is a report that contains the methods, data, conclusions and maps used to conclusively determine if wetlands and/or waterways are present on a property and, if present, identifies the boundary. Specific information about the methods, report format and requirements is on the [DSL Web site](#).

DSL will complete an initial review of a wetland delineation report within 120 days of receipt of the report and the fee. If the report meets the standards defined by Administrative Rule 141-090, DSL approves the report. DSL staff may request additional or clarifying information and/or conduct an onsite inspection. Once the delineation report is approved, staff will write a concurrence letter, with a jurisdictional determination that is valid for up to five years.

The [wetland delineation report review status](#) can be checked on the DSL Web site.

Please note that these requirements currently apply to your property because wetlands are regulated by the State. With the proposed wetland overlay, the City is proposing to take a larger role in the process of reviewing applications that would impact wetlands, but many of the requirements under the Ordinance already apply to your property as a result of state regulations.

Under the City's proposed regulations, replacement of existing vegetation on a lot containing a residence is not subject to the provisions of the Ordinance. However, as noted before, wetlands are protected by the State and I would recommend that you consult with Oregon Department of State Lands to determine whether this type of activity would also be exempt from a State permit. Thank you,

Stacy Clauson

*In the Junction City Hall on Tuesdays*

[541-998-2153](tel:541-998-2153)

[icplanning@ci.junction-city.or.us](mailto:icplanning@ci.junction-city.or.us)

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**From:** gm hanavan [mailto:[gmhanavan@gmail.com](mailto:gmhanavan@gmail.com)]  
**Sent:** Tuesday, July 24, 2012 9:37 AM  
**To:** JC Planning  
**Subject:** Fwd: Wetlands Overlay Project

----- Forwarded message -----

**From:** gm hanavan <[gmhanavan@gmail.com](mailto:gmhanavan@gmail.com)>  
**Date:** Tue, Jul 24, 2012 at 9:36 AM  
**Subject:** Wetlands Overlay Project  
**To:** Stacy Clauson <[SCLAUSON@lcog.org](mailto:SCLAUSON@lcog.org)>  
**Cc:** Bill Dimarco <[aelfric@uwol.net](mailto:aelfric@uwol.net)>, Dave Brunscheon <[daveb1@nu-world.com](mailto:daveb1@nu-world.com)>, Herb Christensen <[herbnnett@msn.com](mailto:herbnnett@msn.com)>, Jack Sumner <[sumner246@yahoo.com](mailto:sumner246@yahoo.com)>, Jim Leach <[leaco@comcast.net](mailto:leaco@comcast.net)>, Kitty Vodrup <[kvodrup@ci.junction-city.or.us](mailto:kvodrup@ci.junction-city.or.us)>

Will you have answers soon to my last two questions about who pays the costs and how the wetland designation might affect our landscaping actions.

Since the public hearing is coming up too soon, we need to know ASAP.

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GMH

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GMH

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GMH

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GMH

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GMH

## JC Planning

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**From:** JC Planning  
**Sent:** Tuesday, July 24, 2012 12:18 PM  
**To:** 'gm hanavan'  
**Cc:** Kevin Watson  
**Subject:** RE: Wetlands Overlay Project

Dear GMH,

Thank you for your e-mail. The Oregon Department of State Lands (DSL) does provide a wetland determination service to property owners. There is no fee for this service.

### ***Wetland Determinations***

This free service provides landowners with information about the likelihood of wetlands or waterways on their property. This service requires submittal of a wetland determination request form which is reviewed by a Wetland Specialist. Wetland determinations are primarily performed in the office, and occasionally may be conducted onsite. These determinations, if conducted without a site visit, are a screening tool for identifying the likely presence of wetlands. They are not conclusive in determining the absence of wetlands. DSL's response may also specify if a wetland delineation is required and if identified wetlands or waterways are subject to removal-fill permit requirements.

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The wetland delineation report review status can be checked on the DSL Web site.

Please note that these requirements currently apply to your property because wetlands are regulated by the State. With the proposed wetland overlay, the City is proposing to take a larger role in the process of reviewing applications that would impact wetlands, but many of the requirements under the Ordinance already apply to your property as a result of state regulations.

Under the City's proposed regulations, replacement of existing vegetation on a lot containing a residence is not subject to the provisions of the Ordinance. However, as noted before, wetlands are protected by the State and I would recommend that you consult with Oregon Department of State Lands to determine whether this type of activity would also be exempt from a State permit. Thank you,

Stacy Clauson

*In the Junction City Hall on Tuesdays*  
541-998-2153  
[icplanning@ci.junction-city.or.us](mailto:icplanning@ci.junction-city.or.us)

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**From:** gm hanavan [<mailto:gmhanavan@gmail.com>]  
**Sent:** Tuesday, July 24, 2012 9:37 AM  
**To:** JC Planning  
**Subject:** Fwd: Wetlands Overlay Project

----- Forwarded message -----

From: **gm hanavan** <[gmhanavan@gmail.com](mailto:gmhanavan@gmail.com)>  
Date: Tue, Jul 24, 2012 at 9:36 AM  
Subject: Wetlands Overlay Project  
To: Stacy Clauson <[SCLAUSON@lcog.org](mailto:SCLAUSON@lcog.org)>  
Cc: Bill Dimarco <[aelfric@uwol.net](mailto:aelfric@uwol.net)>, Dave Brunscheon <[daveb1@nu-world.com](mailto:daveb1@nu-world.com)>, Herb Christensen <[herbnnett@msn.com](mailto:herbnnett@msn.com)>, Jack Sumner <[sumner246@yahoo.com](mailto:sumner246@yahoo.com)>, Jim Leach <[leaco@comcast.net](mailto:leaco@comcast.net)>, Kitty Vodrup <[kvodrup@ci.junction-city.or.us](mailto:kvodrup@ci.junction-city.or.us)>

Will you have answers soon to my last two questions about who pays the costs and how the wetland designation might affect our landscaping actions.

Since the public hearing is coming up too soon, we need to know ASAP.

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GMH

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GMH

## **CLAUSON Stacy A**

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**From:** CLAUSON Stacy A <SCLAUSON@Lcog.org>  
**Sent:** Thursday, July 19, 2012 8:51 AM  
**To:** 'gm hanavan'  
**Cc:** 'JC Planning (JCPlanning@ci.junction-city.or.us)'  
**Subject:** RE: Wetland overlay project

Dear GMH,

Thank you for your e-mail. The wetland that has been identified is the ditch that is on your property. Under the State and National system of classifying wetlands, a wetland is considered as "areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." The City's consultant reviewed the system of ditches throughout the City and determined that these would meet this classification. A copy of their report is found here: <http://www.junctioncityor.govoffice3.com/vertical/Sites/%7BE865F063-52B6-4191-89A3-FB88287BBBED%7D/uploads/Appendix II - Junction City LWI - Final.pdf>. The maps are here: <http://www.junctioncityor.govoffice3.com/vertical/sites/%7BE865F063-52B6-4191-89A3-FB88287BBBED%7D/uploads/Appendix II - Junction City LWI - maps FINAL.pdf> The Oregon Department of State Lands has agreed with this determination.

The map of the area that would be within the proposed overlay is here: [http://www.junctioncityor.govoffice3.com/vertical/sites/%7BE865F063-52B6-4191-89A3-FB88287BBBED%7D/uploads/Proposed Changes to Land Use Map\(3\).pdf](http://www.junctioncityor.govoffice3.com/vertical/sites/%7BE865F063-52B6-4191-89A3-FB88287BBBED%7D/uploads/Proposed Changes to Land Use Map(3).pdf)

The regulations would apply only to the portion of property that is within the wetland boundary, as determined by a jurisdictional delineation. A draft of the proposed regulations is contained here: <http://www.junctioncityor.govoffice3.com/vertical/sites/%7BE865F063-52B6-4191-89A3-FB88287BBBED%7D/uploads/JMC 17.60 - Draft wetland regulations.pdf>

If you have any questions, please feel free to contact me. Thank you,

Stacy Clauson  
Assistant Planner  
Lane Council of Governments  
859 Willamette Street, Suite 500  
Eugene, OR 97401  
541-682-3177  
Fax: 541-682-4099  
[sclauson@lcog.org](mailto:sclauson@lcog.org)  
<http://www.lcog.org>

**From:** gm hanavan [<mailto:gmhanavan@gmail.com>]  
**Sent:** Wednesday, July 18, 2012 3:40 PM  
**To:** [jclanning@ci.junction-city.or.us](mailto:jclanning@ci.junction-city.or.us)  
**Subject:** Wetland overlay project

We own tax lot #15-04-31-14-06900 and note that the proposal shows "wetland" on our property, which is not the case. There is a 20' wide water district ditch easement for flood control that is on our property, but it does not meet the definition of "wetland". The soil is clay and naturally dries each summer to cracked earth with

parched earth weeds. The only way we maintain trees, shrubs, and planned vegetation is with our well water sprinkler system.

None of the maps we have found indicate the width of this "wetland" proposal; what is it?

--  
GMH

## email address change

Randy Cuddeback comcastbiz IMAP [randy@cuddeback.comcastbiz.net]

**Sent:** Thursday, July 26, 2012 4:34 PM

**To:** jcplanning@ci.junction-city.or.us

---

I am an interested party to the Plan update. My old email address you are using is  
[cuddebacklumberp@qwestoffice.net](mailto:cuddebacklumberp@qwestoffice.net)

Please change my address to:

[randy@cuddeback.comcastbiz.net](mailto:randy@cuddeback.comcastbiz.net)

Thank you,

Randy Cuddeback

Office: 541 345 0581 Cell: 541 521 7894

Email [randy@cuddeback.comcastbiz.net](mailto:randy@cuddeback.comcastbiz.net)



## **CLAUSON Stacy A**

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**From:** Richard Anderson <rjaretired@comcast.net>  
**Sent:** Wednesday, July 18, 2012 12:10 PM  
**To:** jcplanning@ci.junction-city.or.us  
**Subject:** August 16th Junction City Planning Commission Public Hearing

Dear  
Junction City Planning Commission

>Please consider this April 22 2012 e-mail as Written statement to be  
>included in the staff report for the August 16th Junction City Planning  
>Commission Public Hearing meeting regarding changes to the  
>Comprehensive Plan Land Designations Maps ,Comprehensive plan  
>text,Chapter 17.60 of the Junction City Municipal Code, and the Zoning  
>Map of the City of Juncgion City.

Please e-mail me at [rjaretired@comcast.net](mailto:rjaretired@comcast.net) to verify you received this e-mail If you have questions call me at 503-364-5645 Thanks Richard J.Anderson for SRB Enterprises

>  
>  
>  
>

>>Date: Fri, 22 Apr 2011 10:44:23 -0700  
>>To: [kbork@ci.junction-city.or.us](mailto:kbork@ci.junction-city.or.us)  
>>From: Richard Anderson <[rjaretired@comcast.net](mailto:rjaretired@comcast.net)>  
>>Subject: Lane county Assessor's map # 1604053201003  
>>Cc: susan  
>>Bcc:  
>>X-Attachments:  
>>  
>>Hi Kay  
>>The owner of the 4.91 Acres would like to be considered for R-2 Duplex  
>>Residential land use & zoning Assessor's map # 1604053201003  
>>4.91 acres to allow single family units,duplex units and possibly  
>>higher density housing types.  
>>The owners are  
>>Anderson Living Trust 10/19/1999  
>>William A. Anderson trust 12/24/2000  
>>Susan Anderson Potter trust 5/10/2007  
>>The Trust are DBA SRB Enterprises 1397 Redwood St. N.W. Salem Oregon  
>>97304 phone number 503-364-5645 Richard Anderson contact person.  
>>  
>>I have talked to Susan Anderson Potter and William A Anderson and we  
>>are in agreement to be considered for the zone change.  
>>  
>>Thanks  
>>Richard J. Anderson  
>> for SRB Enterprises.  
>>Please e-mail me at [rjaretired@comcast.net](mailto:rjaretired@comcast.net) to verify you received my

>>e-mail

**RE: Appendix\_II\_-\_Junction\_City\_LWI\_-\_maps\_Final.pdf on website appears corrupted--please FIX**

CLAUSON Stacy A

**Sent:** Thursday, July 19, 2012 2:41 PM

**To:** hbatchelder@coas.oregonstate.edu

**Cc:** WATSON KEVIN (LCOG List)

---

Dear Mr. Batchelder,

Thank you for your e-mail and pointing out this issue. I have setup a link to the maps from the wetlands site, which are accessible here:

<http://docs.dsl.state.or.us/PublicReview/0/doc/1382596/Electronic.aspx>

Please let me know if you have any questions.

Thank you,

Stacy Clauson  
Assistant Planner  
Lane Council of Governments  
859 Willamette Street, Suite 500  
Eugene, OR 97401  
541-682-3177  
Fax: 541-682-4099  
sclauson@lcog.org  
<http://www.lcog.org>

-----Original Message-----

From: Hal Batchelder [<mailto:hbatchelder@coas.oregonstate.edu>]

Sent: Thursday, July 19, 2012 10:14 AM

To: jcplanning@ci.junction-city.or.us

Cc: Hal Batchelder

Subject: Appendix\_II\_-\_Junction\_City\_LWI\_-\_maps\_Final.pdf on website appears corrupted--please FIX

19 July 2012

Hi jcplanning,

I live in JC on property that borders the Western Canal. I am trying to learn how the new wetlands designation might impact my property (if at all) prior to the August meeting. However, I am unable to download/view the Appendix II Junction City LWI maps FINAL PDF file from the website (filename: Appendix\_II\_-\_Junction\_City\_LWI\_-\_maps\_Final.pdf; approx. size appears to be about 69 Mb). I am able to retrieve the file, but Acrobat indicates that the file is corrupted. Attempts to display the file directly within the Firefox browser also fail with a corrupted/damaged file message. Please arrange for a version of this map to be available and readable on the Wetlands webpage.

Thanks,  
Harold P. Batchelder  
1828 W 11th Ave

Junction City, OR 97448

-----  
Hal Batchelder, PhD  
Professor of Oceanography  
Oregon State University  
COAS - 104 Ocean Admin Bldg  
Corvallis, OR 97331-5503  
Phone: 541-737-4500  
Fax: 541-737-2064  
E-Mail: hbatchelder@coas.oregonstate.edu  
Skype Name: halbatches

"By working faithfully eight hours a day  
you may eventually get to be boss and  
work twelve hours a day."

-- Robert Frost  
-----

**WEST LINN COPROPRATE PARK, LLC**  
**5200 SW Meadows Road, Suite B-100**  
**Lake Oswego, Or 97035**

July 27, 2012

City of Junction City  
680 Greenwood  
PO Box 250  
Junction City, OR 97448

Lane County Land Management  
125 E. 8<sup>th</sup> Ave.  
Eugene, OR 97401

Department of Land Conservation and Development  
635 Capitol St. NE, Suite 150  
Salem, OR 97301-2540

Re: Junction City Periodic Review; Local Wetland Inventory

Dear City and County and DLCD:

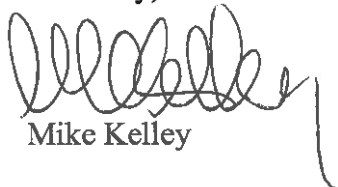
Please include this letter in the record. I intend to appear at the August 16 City Council hearing on this matter.

For purposes of demonstrating participation in the meaning of ORS 197.62(1) and establishing standing to appeal under ORS 197.620(1), I oppose the proposed Local Wetland Inventory.

Please provide us with written notice of final action on this matter, as required by ORS 197.615(2)(a).

With this letter I am also requesting notice, as allowed by ORS 197.615(3), from the DLCD of the filing by the local government of its notice of adoption with the DLCD.

Sincerely,

  
Mike Kelley



## JC Planning

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**From:** jody118@comcast.net  
**Sent:** Tuesday, July 31, 2012 3:43 PM  
**To:** Bill Dimarco; Dave Brunscheon; Herb Christensen; Jack Sumner; Jim Leach; Kitty Vodrup; Laurel Crenshaw; Randy Nelson; JC Planning; sclauson@lcog.org  
**Subject:** Public Hearings on Wetlands, Economic Development, Housing, Parks,

To Whom it may concern,

I recently purchased my home at 1200 Quince Drive. The letters and information that have recently surfaced are unbelievable to me. The letter of legal terms that was sent to me really said nothing as far as the true intention of what this means for me. There has been very little time given to this important situation and I request that Junction City Planning Commission and the Junction City council Public hearings on August 16, 2012 remain open an additional 14 days for public comment.

I work full time with very little time to spare and you are talking about my lifetime of investment and hard work. This is no small matter! Please send me in plain English what this means for me and my home/property.

Sincerely,

Joleen (Jody) Hughes  
1200 Quince Drive  
Junction City, OR 97448

## CLAUSON Stacy A

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**From:** Greg Swenson <gswenson@swca.com>  
**Sent:** Friday, August 03, 2012 4:16 PM  
**To:** jcplanning@ci.junction-city.or.us  
**Subject:** Wetland Resources Overlay District

Hello, I read through the Junction City draft WRD ordinance and have a couple of questions.

1. At 17.60.080 it appears that development within the 20-ft. buffer area adjacent to a locally significant wetland would trigger the City's review. Assuming that an impacted buffer area is an upland and not under the jurisdiction of the state or feds, what is the purpose of the City's review? I don't see any ordinances that pertain specifically to the buffer itself—is there some mechanism for requiring buffer mitigation for these impacts (again, if the buffer is an upland)?
2. At 17.60.0160 the Local Mitigation Standard appears to cover only wetlands that don't have a state or federal mitigation requirement. Under these circumstances, a mitigation plan is submitted only to the City. At 17.60.0160(C) a 1:1 mitigation ratio is prescribed and that ratio may be lowered if the "wetland is enhanced or restored..." At 14.60.0160(D)(d) the table allows a smaller ratio for "enhancing" a *Degraded Quality* wetland to *Marginal Quality* but there is no mention of lowering the ratio by "restoring" *Marginal Quality* to *Good Quality*. Am I reading this correctly? Also, the terminology is a little challenging in that the term "restore" represents the lowest possible ratio by state standards (i.e., 1:1). "Restore" at the state and federal level also means to bring wetland hydrology back to a former wetland (upland) that has been drained or filled. To me the table seems to be describing different degrees of enhancement given that the mechanism for receiving City-based credit is vegetation management in an existing wetland.

Any clarification would be appreciated.

Thanks,

Greg Swenson, PWS  
Wetland Scientist  
SWCA Environmental Consultants  
1220 SW Morrison Street, Suite 700  
Portland, OR 97205-2235  
phone (503) 224-0333 ext. 6339  
fax (503) 224-1851  
[www.swca.com](http://www.swca.com)

Mark Campbell  
Root 36 Farms, LLC  
Lane County Tax lot 202  
502-645-4588 (cell)  
[farm.root36@gmail.com](mailto:farm.root36@gmail.com)

Dear Junction City Planning Commission & City Council,

In response to the "Junction City Comprehensive Plan (JCCP)", I would like the following to be submitted as a written response to the Junction City Planning Commission & City Council public hearing set for August 16, 2012. The purpose of the hearing, as stated by the Junction City Planning Commission, is to affirm that the Comprehensive Plan conforms to Statewide Planning Goals and is consistent with the provisions of the Zoning Ordinance. With those two categories the following will start with how the JCCP plan adheres to the Statewide Planning Goals and then will conclude with the zoning ordinances.

The Statewide Planning Goal is described under "Goal 14", the following highlights the criteria for changing existing boundaries and responses to how each correlates to the Comprehensive Plan (JCCP) are found in italics.

**Urban growth boundaries shall be established to identify and separate urbanizable land from rural land. Establishment and change of the boundaries shall be based upon considerations of the following factors:**

(1) Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals;

*The proposal fails to be accommodating to long-range growth; growth of a city happens in a sprawling manner with the mindset of advancing outward in the shortest distance to useable and desirable land. If the goal of Junction City's long-term growth plan is to develop commercial property miles outside of the current main commercial areas, then the city is planning to extract future funds from within the current commercial communities. Thus, shifting the future growth from within the city to several miles outside of the city southward down Highway 99.*

(2) Need for housing, employment opportunities, and livability;

*Currently there are a large number of vacant commercial real estate lots within Junction City, there is a high percentage of unoccupied homes, foreclosed home and a number of vacant lots. The Comprehensive Plan is primarily focused several miles south of the heart of Junction City and in no way addresses the lack of current development within the main streets.*

(3) Orderly and economic provision for public facilities and services;



*I can see how there is a need several miles from Junction City to plan for the public facility, State Mental Hospital. The plan to offer water and sewage systems have been put in place but why would they have a need for the undisclosed amount of Commercial Expansion. Within your Plan you carefully disclose all the pertaining acreage changing in the housing zoning but fail to disclose the amount being converted to Commercial Zoning. From a rough estimate it appears that over 50 acres south of Junction City will be converted into new commercial property; how is that necessary for the "orderly and economic provision" for the new hospital with the mindset of growing the current Junction City infrastructure?*

(4) Maximum efficiency of land uses within and on the fringe of the existing urban area;

*This provision best describes how the current "JCCP" falls outside the Statewide Planning Goals. To maximize efficiency of the land use under the JCCP proposal with the existing urban area, one would not jump several miles away and offer commercially developable property. The goal speaks to land within and on the fringe of the existing urban areas, the JCCP proposal is using land further from the existing urban area than the average person walks within a day. Thus, how is it efficiently using the land in conjunction with the existing urban area?*

(5) Environmental, energy, economic and social consequences;

*This category could be filled with arguments for and against the JCCP. I would agree that the development of some land for commercial interest in the direction of the new State Mental Hospital is in the best interest of Junction City to avoid losing revenue in the direction of Eugene, OR. However, the manner of choosing the amount and/or locations fails to benefit the current Junction City constituents. For instance, your map has all of the Commercial Expansion areas outside of the Urban Growth Boundary, is there no property within the current urban growth boundary to be converted prior to utilizing the farmland outside of the city limits.*

*It appears from the map the idea is to convert the majority of the farmland south of Junction City on west side of highway 99 for commercial uses miles away from the existing infrastructure. Environmentally this will result in more fossil fuels being consumed from those that live in Junction City and now work miles outside of the main city in these new commercial areas. Along the same lines this will result in more energy being consumed from the sprawl of Junction City not expanding from its core but from an outside location (state mental hospital) miles away. The economic consequences of the new state mental hospital will result in increased revenue flows to the Junction City area and the JCCP proposal is planning on those funds to be spent in the newly developed locations rather than using this as an opportunity to rejuvenate Junction City's current public and private infrastructure. Finally, the social consequences of this proposal will be one of segregation, the old run down current area opposed to the newly developed area far from the unsightly Junction City. The City Counsel should be looking for more of a balance in extracting funds from the increased revenue the state mental hospital offers while seeking the development and occupying of it's existing infrastructure.*

(6) Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority; and,

*The outskirts of Junction City is comprised of primarily Class I and II soil of which is the primary source for the new commercial expansion areas. If the state's goal has the highest priority in preserving these land types than why is the JCCP proposal not focused more on utilizing the current Commercial unoccupied and rundown areas prior to converting farmland. I own tax lot 202, one of the first farm parcels located down route 36 from highway 99. The JCCP proposal will leave my land as Exclusive farm use (EFU), while across the street the 20+ acres EFU tract will be converted to commercial property and it doesn't even directly border highway 99. As previously stated the goal should be to maximize efficiency of land use while keeping the highest priority for conserving these class I and II soil locations, then how does one skip over the tract closer to Junction City that borders Highway 99 to convert this lot into commercial property. Furthermore the JCCP proposal fails to enclose the newly expanded commercial areas within the urban growth boundary by surrounding them with residential property. As a farmer of these high priority soils, what will be the effect of having this increased commercial activity across the street from my farm? The other proposed commercial areas are rather isolated to highway 99 (expanding close to a hundred feet off the highway), where as this location expands over 1000 feet from highway 99 and for what purposes. What is the purpose? Was this inclusion of the 20+ acres EFU parcel located down route 36 on the south side into the JCCP included from outside petition? How will the city of Junction City benefit from or necessitate the inclusion of this large farm parcel within the JCCP proposal?*

(7) Compatibility of the proposed urban uses with nearby agricultural activities.

Finally, this written response is in fact underlined by this proceeding principal of compatibility of the proposed urban uses with nearby agricultural activities. How this proposal differs from every other urban area that comes to ones mind, you have a heart of the city comprised of dense infrastructure and a primary focus on commerce related activities. From there, the city expands (relatively in a uniformed fashion or in regards to natural landscapes) with residential properties and smaller community commerce areas. Finally, the city tapers off with those who live on the outskirts of town and the surrounding farms. Oregon has developed an urban growth boundary around its cities to preserve the integrity of the city from breaking down in one direction and sprawling in another as well as to preserve the land located outside the boundary. The JCCP proposal takes inter city commerce commercial zoned land and locates it miles outside of the main infrastructure within the outskirt farmland. There will be no residential buffer of homes and communities between the commercial entities and the farmland; in fact the farmland will become unnecessary commercial land. I say unnecessary in the sense that, there already exists usable commercial land within Junction City's limits that has been for sale for years. Where is there an example to study the effects of this commercial property being located in such proximity to the farms that provide essential food to community members?

**Zoning Ordinances:**

What is the zoning for the newly expanded commercial areas; CA, C-1, C-2 or C-3?  
How come this isn't included in the proposal but the JCCP goes into great depths about the new residential provisions. Below is an example of a reason one can't object to for C-1 commercial property.

Ordinance 10.165-10 under commercial (C-1) use states;

15 (b) Use is not objectionable due to odor, dust, smoke, noise, vibration or appearance

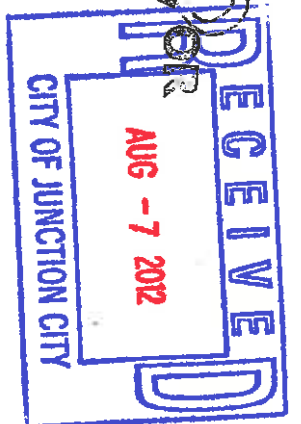
This was just an example and there is no way to respond to your zoning changes when you supply such limited information is supplied about the zoning changes.

lyc sench  
ditch clean

07-20-2012

# Petition to Oppose the Proposed Junction City, OR

## Wetland Resource Overlay District



Petition summary and background	People who own and pay real estate taxes for land that has an easement through it for a flood control ditch, which benefits the entire population of Junction City, should not be subjected to additional regulatory controls without compensation. The Oregon Division of State Lands currently has sufficient authority to mitigate any fill affecting the 20 ft. wide ditch easement under the Clean Water Act. The approval of a 50 to 60 ft wide wetlands designation is an unnecessary "taking" of privately owned land. The wetland designation infringes on the property owners use of their property, decreases the property's market value, and obligates the owner to incur more fees and permits for potential projects within the designated wetland area.		
Action petitioned for	We, the undersigned, are citizens petitioning our Council members to act now to protect property rights by voting "NO" on the proposed Junction City, OR Wetland Resources Overlay District.		

Printed Name	Signature	Address	Comments	Date
WILSON, Ed Bishop	Phil Bishop	1926 N. 11 <sup>th</sup> Ave. J.C.		8/4/12
JEFF BARRETT	Jeff Barrett	1825 W 11 <sup>th</sup> St JC		8/4/12
Lloyd Southery	Right Arm Immobile	1804 W 11 <sup>th</sup> Ave. JC		8-4-12
NOVA BROOKS	Debra Brooks	1076 Yebo St		8-4-12
Donna Lee	Donna Lee	1134 Prairie Meadows		8/4/12
John Army	John Army	1064 W 11 <sup>th</sup> St JC		8/4/12
LORETTA BERTAL	L. Bertal	1740 W. 13 <sup>th</sup> St JC		8-4-12
CHRISTINE BERTAL	Christine Bertal	4411 E. 13 <sup>th</sup> Ave JC		8-4-12

[illegible]



RECEIVED  
AUG - 6 2012  
CITY OF JUNCTION CITY

Petition summary and background	People who own and pay real estate taxes for land that has an easement through it for a flood control ditch, which benefits the entire population of Junction City, should not be subjected to additional regulatory controls without compensation. The Oregon Division of State Lands currently has sufficient authority to mitigate any fill affecting the 20 ft. wide ditch easement under the Clean Water Act. The approval of a 50 to 60 ft wide wetlands designation is an unnecessary "taking" of privately owned land. The wetland designation infringes on the property owners use of their property, decreases the property's market value, and obligates the owner to incur more fees and permits for potential projects within the designated wetland area.
Action petitioned for	We, the undersigned, are citizens petitioning our Council members to act now to protect property rights by voting "NO" on the proposed Junction City, OR Wetland Resources Overlay District.

[illegible]

# Petition to Oppose the Proposed Junction City, Oregon Wetland Resources Overlay District






AUG - 6 2012

Petition summary and background

People who own and pay real estate taxes for land that has an easement through it for a flood control ditch, which benefits the entire population of Junction City, should not be subjected to additional regulatory controls without compensation. The Oregon Division of State Lands currently has sufficient authority to mitigate any fill affecting the 20 ft. wide ditch easement under the Clean Water Act. The approval of a 50 to 60 ft wide wetlands designation is an unnecessary "taking" of privately owned land. The wetland designation infringes on the property owners use of their property, decreases the property's market value, and obligates the owner to incur more fees and permits for potential projects within the designated wetland area.

Action petitioned for

We, the undersigned, are citizens petitioning our Council members to act now to protect property rights by voting "NO" on the proposed Junction City, OR Wetland Resources Overlay District.

Printed Name	Signature	Address	Comments	Date
DALE FORESEE		280 TIMOTHY ST JCT. CITY OR 97448	PROMOTE "NO" vote	7/29/12
Linda Foresee		280 TIMOTHY ST JCT. CITY OR 97448	" " "	7/30/12
GERRY OTTASER		320 Timothy St	Assume no vote	8-6-12
JAMIE SHIELDS		180 Timothy St.	" "	8-6-12
Mary Stewart		510 Timothy St	NO vote	8-6-12



# Petition to Oppose the Proposed Junction City, OR

Petition summary and background	People who own and pay real estate taxes for land that has an easement through it for a flood control ditch, which benefits the entire population of Junction City, should not be subjected to additional regulatory controls without compensation. The Oregon Division of State Lands currently has sufficient authority to mitigate any fill affecting the 20 ft. wide ditch easement under the Clean Water Act. The approval of a 50 to 60 ft wide wetlands designation is an unnecessary "taking" of privately owned land. The wetland designation infringes on the property owners use of their property, decreases the property's market value, and obligates the owner to incur more fees and permits for potential projects within the designated wetland area.
Action petitioned for	We, the undersigned, are citizens petitioning our Council members to act now to protect property rights by voting "NO" on the proposed Junction City, OR Wetland Resources Overlay District.

[illegible]









Seemr Seeley

28

## Petition to Oppose the Proposed Junction City, OR

### Wetland Resources Overlay District

Petition summary and background	People who own and pay real estate taxes for land that has an easement through it for a flood control ditch, which benefits the entire population of Junction City, should not be subjected to additional regulatory controls without compensation. The Oregon Division of State Lands currently has sufficient authority to mitigate any fill affecting the 20 ft. wide ditch easement under the Clean Water Act. The approval of a 50 to 60 ft wide wetlands designation is an unnecessary "taking" of privately owned land. The wetland designation infringes on the property owners use of their property, decreases the property's market value, and obligates the owner to incur more fees and permits for potential projects within the designated wetland area.
Action petitioned for	We, the undersigned, are citizens petitioning our Council members to act now to protect property rights by voting "NO" on the proposed Junction City, OR Wetland Resources Overlay District.

Printed Name	Signature	Address	Comments	Date
L.W. Hanavan		1280 Quince Dr. JC.		7-31-12
Russell Graville		1360 Oak Dr Junction City	Amended is not a wetland	7-31-12
Amy Perdre		1291 Quince Dr Junction City		7-31-12
Nathan Perdre		1291 Quince Dr Junction City		7-31-12
Bria Skreist		1192 W. 17th Ave	Drainage ditch that runs up!	7-31
Ben Tskler		1220 W. 17th Ave JC		7-31
Wesley Peckham		1236 W 17th Ave JC.		7-31
Ron Doyle		1943 Pleasantop. St,	It's 4 adjacent wet lands	7-31

Printed Name	Signature	Address	Comments	Date
Nicole Foster	Michelle	1743 PEAR LOOP J.C. CR, 97448	CRAZY!	7-31-12
HAROLD RENKEN	Harold Renken	1735 PEAR LOOP JC CR 97448		7/31/2012
FAM PEDEN	Donna Speden	1730 Rose St		7/31/12
Joseph Coleman	Donna Speden	1722 ROSE ST		7/31/12
Lisa Dundi	Jeff Dundi	1720 Rose St.		7/31/12
Tara Rust	Tara Rust	1746 Rose St.		7/31/12
Jeff McEllean	Jeff McEllean	1760 Rose st		7/31/12
Samantha Yaroshko	Samantha Yaroshko	1790 Rose St		7-31-12
Ashura Moore	William W Moore	1786 Rose St		7-31-12
Robert Lauby	Robert L White	1784 Rose St		7/31/12
Kiane McClure	Kiane McClure	1780 Rose St		7/31/12
Scott Stearns	Scott Stearns	930 West 17th Ave Junction City		7-31-12
Donna Veal	Donna Alford	950 W 17th Ave		7-31-12
Lisa S. Bengel	Lisa S. Bengel	1030 W 17th Ave Junction City		7-31-12
Edgar Speden	Edgar Speden	1135 W 17th Ave Junction City		7/31/12
SMHARRIS	SMHARRIS	1280 Quindara JC		7/31/12

# Petition to Oppose the Proposed Junction City, OR Wetland Resources Overlay District

Petition summary and background	<p>People who own and pay real estate taxes for land that has an easement through it for a flood control ditch, which benefits the entire population of Junction City, should not be subjected to additional regulatory controls without compensation. The Oregon Division of State Lands currently has sufficient authority to mitigate any fill affecting the 20 ft. wide ditch easement under the Clean Water Act. The approval of a 50 to 60 ft wide wetlands designation is an unnecessary "taking" of privately owned land. The wetland designation infringes on the property owners use of their property, decreases the property's market value, and obligates the owner to incur more fees and permits for potential projects within the designated wetland area.</p>		
Action petitioned for	<p>We, the undersigned, are citizens petitioning our Council members to act now to protect property rights by voting "NO" on the proposed Junction City, OR Wetland Resources Overlay District.</p>		

Printed Name	Signature	Address	Comments	Date
Betty Deanna Fisher	Betty Deanna Fisher	1035 W. 17 <sup>th</sup> Ave, #197448		8/1/12
Jesse Stearns	Jesse Stearns	1135 W. 17 <sup>th</sup> Ave		8-1-12
William Stratton	William Stratton	1135 W 17 <sup>th</sup> Ave		8-1-12
Sherrie Griffith	Sherrie Griffith	P.O. Box 354, OR 97448		8-1-12
Megan Griffith	Megan Griffith	1105 W 17 <sup>th</sup> 97448		8-1-12
Marybeth Griffith	Marybeth Griffith	1075 W 17 <sup>th</sup> Ave 97448		8-1-12
Theresa R. Parks	Juan O. Garza	1065 W. 17 <sup>th</sup> Ave, 97448		8-1-12
Elizabeth R. Parks	Elizabeth R. Parks	1065 W. 17 <sup>th</sup> Ave, 97448		8-1-12

Printed Name	Signature	Address	Comments	Date
Barbara Gillingham	Barbara Gillingham	1055 W 17th Ave 97448		8-1-12
Jeff Gillingham	Jeff Gillingham	1055 W 17th Ave		8-1-12
Walter S Gillingham	Walter S Gillingham	2603 E 9th Ave		8-1-12
Jeff Moran	Jeff Moran	1045 W 17th Ave		8-1-12
Aaron Crowley	Aaron Crowley	1025 W 17th Ave		8-1-12
Maana Crowley	Maana Crowley	1025 W 17th Ave		8-1-12
Stephen L. Hannon	Stephen L. Hannon	1045 W 17th Ave		8-1-12
Debra Ward	Debra Ward	997 W 17th		8-1-12
Chuck Wland	Chuck Wland	999 W 17th		8-1-12
Sean Porter	Sean Porter	990 W 17th Ave		8-1-12
Stacy Porter	Stacy Porter	Junction City OR 97448		8-1-12
Frank L. Perry	Frank L. Perry	971 W 17th Ave		8-1-12
BARBARA PERRY	BARBARA PERRY	Junction City OR		8-1-12
Jodi Skelton	Jodi Skelton	967 W 17th Ave		8-1-12
CRAL WILSON	CRAL WILSON	Junction City OR		8-1-12
GEORGE W. KENNICOTT	GEORGE W. KENNICOTT	961 W 17th Ave		8-1-12
JEANNE A. KENNICOTT	JEANNE A. KENNICOTT	953 W 17th Ave		8-1-12

JEANNE A. KENNICOTT


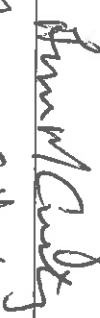
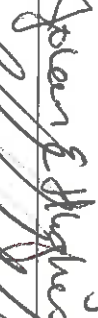


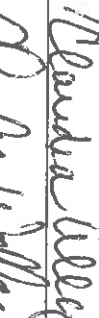


953 W 17th Ave Junction City

8-1-12



# Petition to Oppose the Proposed Junction City, OR Wetland Resources Overlay District

Petition summary and background	People who own and pay real estate taxes for land that has an easement through it for a flood control ditch, which benefits the entire population of Junction City, should not be subjected to additional regulatory controls without compensation. The Oregon Division of State Lands currently has sufficient authority to mitigate any fill affecting the 20 ft. wide ditch easement under the Clean Water Act. The approval of a 50 to 60 ft wide wetlands designation is an unnecessary "taking" of privately owned land. The wetland designation infringes on the property owners use of their property, decreases the property's market value, and obligates the owner to incur more fees and permits for potential projects within the designated wetland area.
Action petitioned for	We, the undersigned, are citizens petitioning our Council members to act now to protect property rights by voting "NO" on the proposed Junction City, OR Wetland Resources Overlay District.

Printed Name	Signature	Address	Comments	Date
Roberta Rissburg		1240 Quince Dr	No	7/26/12
Ann McCutis		1240 Quince Dr	No	7/26/12
Joleen E. Hughes		1200 Quince Dr.	No	7/26/12
MARK D. BOLDE		1180 Quince DR	No	7-26-12
KAREN Joleen WIDE		1180 Quince DR	No	7-26-12
Claudia Allgood		1160 Quince DR	No	7-26-12
CHARLES WAINCE		1120 Quince DR	No	7-27-12
Helen Wallace		1120 Quince DR	No	7/31/12

[illegible]





# Petition to Oppose the Proposed Junction City, OR

## Wetland Resources Overlay District

Petition summary and background	<p>People who own and pay real estate taxes for land that has an easement through it for a flood control ditch, which benefits the entire population of Junction City, should not be subjected to additional regulatory controls without compensation. The Oregon Division of State Lands currently has sufficient authority to mitigate any fill affecting the 20 ft. wide ditch easement under the Clean Water Act. The approval of a 50 to 60 ft wide wetlands designation is an unnecessary "taking" of privately owned land. The wetland designation infringes on the property owners use of their property, decreases the property's market value, and obligates the owner to incur more fees and permits for potential projects within the designated wetland area.</p>
Action petitioned for	<p>We, the undersigned, are citizens petitioning our Council members to act now to protect property rights by voting "NO" on the proposed Junction City, OR Wetland Resources Overlay District.</p>

Printed Name	Signature	Address	Comments	Date
Tanner R. Stowell	<i>Tanner R. Stowell</i>	1382 Cleveland		8/6/12
Bonnie M. Hukkie	<i>Bonnie M. Hukkie</i>	1382 Cleveland		8/6/12
Bonnie M. Hukkie	<i>Bonnie M. Hukkie</i>			

8/6/12

# Petition to Oppose the Proposed Junction City, OR

Petition summary and background	People who own and pay real estate taxes for land that has an easement through it for a flood control ditch, which benefits the entire population of Junction City, should not be subjected to additional regulatory controls without compensation. The Oregon Division of State Lands currently has sufficient authority to mitigate any fill affecting the 20 ft. wide ditch easement under the Clean Water Act. The approval of a 50 to 60 ft wide wetlands designation is an unnecessary "taking" of privately owned land. The wetland designation infringes on the property owners use of their property, decreases the property's market value, and obligates the owner to incur more fees and permits for potential projects within the designated wetland area.
Action petitioned for	We, the undersigned, are citizens petitioning our Council members to act now to protect property rights by voting "NO" on the proposed Junction City, OR Wetland Resources Overlay District.

[illegible]

City of Junction City  
680 Greenwood  
Junction City, OR 97448



Attn: Planning Commission

We are submitting this letter to put on file that we are in opposition to the proposed land use regulation in reference to the wetland resources overlay district. We do not need any more regulations that may affect the permissible uses of our property.

We are not in the city limits and we have no desire to have the city's wet land plan affecting our private property. We feel that the city should not come up with wetland credits from property outside of the city limits. Private property not in the city limits should not be part of the city's wet land inventory. We don't want more regulations affecting how we use our property. How can you come up with a plan to conserve, protect and manage the City's wetland resources, when they aren't in the city limits?

This water way has been drainage for the city for as long as we lived here. We have always kept the area clear of debris and kept it mowed, so during the winter the water could flow freely.

One area of concern is if classified as wet lands, will the area have to be left alone to grow up naturally? No mowing??

If the area is filled in with grass and brush, how will the water flow?

This leads to concerns about dry brush in the summer being a fire hazard. The waterway always dries up as soon as the rains end.

Another area of concern is tall grass and brush being a breeding ground to insects and rodents.

If we can answer any questions in reference to our concerns, please feel free to call us.

Randy and Debbie Chizek  
94495 Oaklea Drive  
Junction City, OR 97448  
Phone 541-998-3601

**BOB and TERRY LEE**  
**PO Box 236**  
**Junction City, Oregon 97448**

August 4, 2012



Junction City Planning Commission,  
City Council and Mayor  
City of Junction City

To Whom It May Concern:

As you all know, we own a significant amount of property in Junction City which was used by Country Coach. Much of this property either borders a drainage ditch or has a drainage ditch go through the parcel.

We wish to go on record as strongly opposing any wetland designation of that drainage ditch.

We realize and respect the need for wetland designations in appropriate situations and the need to maintain facilities to satisfy the environmental values of our community. However, we believe the designation of this ditch would be a major error.

This drainage ditch serves the very valuable function of draining overflow water from Oregon's considerably wet climate. A wetlands designation will prevent us, the City, and other owners from the work we have all done for years of cleaning out that drainage ditch so that the water can drain unimpeded. We have done this work on our property at our own expense. We have been good stewards of the drainage ditch and will continue to do so but our hands will be tied by a wetlands designation. The result will be considerable flooding during major storms as a result of the loss of drainage that the ditch was built to provide.

In addition, we have been informed that this designation will result in a 50-foot setback from the top of the banks of the ditch. In cases where the ditch goes through our property, that means 100 feet of our property the entire length of the ditch. This will render the majority of our properties undevelopable and/or create nonconforming uses affecting remodel and conversion to other businesses. Neither option is acceptable. First, all of us in this community hope those properties can attract businesses and tenants to provide jobs and improve the economy of Junction City. Rendering that much property undevelopable will have a dramatic negative impact on this goal. Second, it seems to us as if this is basically taking our property without compensation.

We have reviewed the title to our properties and question what right the City has to drain City lands and other people's lands onto and over our property. There are no easements, rights of way or the like granting the City any of these rights.

We totally support the preservation of legitimate wetlands but believe that designating a seasonal drainage and flood control ditch as a wetland would be a major error. The ditch is not a wetland; it is a working drainage facility that must be maintained for the benefit of a significant number of properties in Junction City and for the benefit of the City itself.

We urge you not to make this designation.

Thank you for considering our views.

Yours truly,

Bob and Terry Lee

Please see Attachments for Tax Lot numbers.

Attachments: Lee Joint Trust, Robert (Bob) B. Lee & Terry N. Lee

15-04-32-31-00800 6th Ave. Building & Back Lot (lots 1,2,3,4,5) - 210 E. 6th Ave.

15-04-32-31-01300 Paved W. side of building - ditch runs through lot.

15-04-32-31-01400 6th & Elm paved lot - ditch runs through lot.

15-04-32-31-01500 Paved lot - ditch runs through lot.

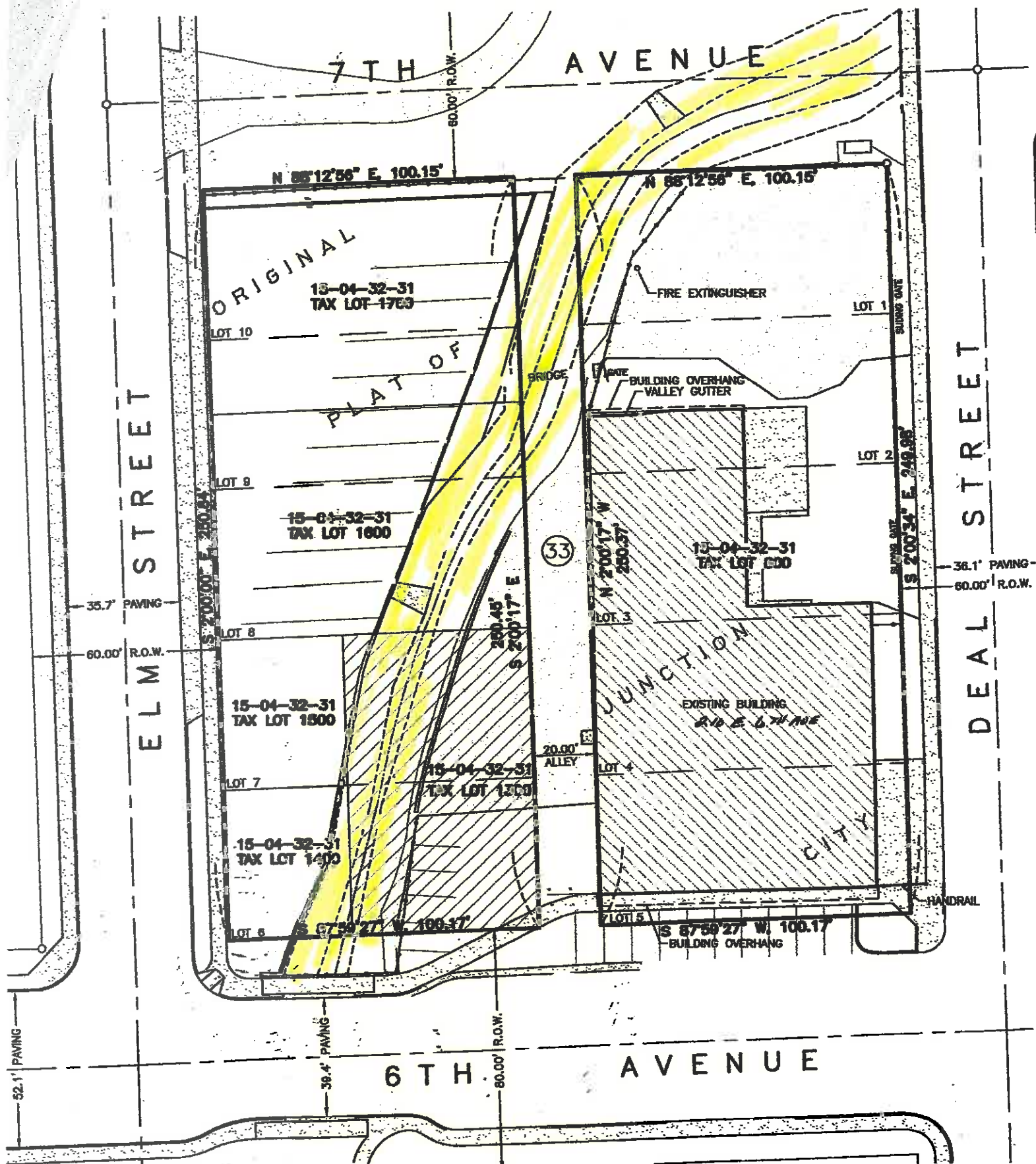
15-04-32-31-01600 Paved lot - ditch runs through lot.

15-04-32-31-01700 Paved lot - ditch runs through corner of lot.

15-02-32-34-2000 - 125 E. 4th Ave. Property

15-02-32-34-2100

15-02-32-34-2200 & 12100 - 130 E. 1st Ave. Property







4TH AVENUE EAST

MAP 15-02-32-4  
TAX LOT 2000  
AREA 1.35 ACRES

66

EAST FRONT STREET

BUILDING #3

(VACATED)

MAP 15-02-32-4  
TAX LOT 2100  
AREA 1.50 ACRES

65

BLDG. #7

BUILDING #2

MAP 15-02-32-4  
TAX LOT 2200 + 12100  
TOTAL AREA 4.42 ACRES

1ST AVENUE EAST

ELM STREET

3RD AVENUE EAST

2ND AVENUE EAST

DEAL STREET

DEAL STREET

(VACATED)

30

25

29

26

BLDG. #4

UNION PACIFIC RAILROAD





130 (River Rd) Junction City, OR  
130 E. 1ST AVE

125. E. 4TH AVE

130. E. 1ST AVE

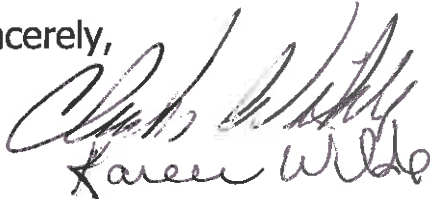
August 3, 2012

To the Mayor and City Council of Junction City and to the members of the Junction City Planning Commission,

We respectfully request that you leave public hearing open for both the Planning Commission public hearings and the City Council public hearings for 14 days to allow for additional public comment from August 16, 2012, date of the public hearings for CPA-12-01 regarding adoption of changes to the Comprehensive Plan Land Designations Map, Comprehensive Plan text, Chapter 17.60 of the Junction City Municipal Code, and the Zoning Map of the City of Junction City.

We also request a copy of the staff report concerning the proposed amendment changes as soon as it is available.

Sincerely,



Clarke (Corky) and Karen Wilde  
1180 Quince Dr.  
Junction City, OR 97448-1166  
541-998-3477  
Gowilde5@msn.com



NAME:		DATE: 8/3/12
PROJECT:		PAGE OF

Junction City Planning Commission  
and City Council  
680 Greenwood St  
Junction City OR 97448

I am pleased to see the changes you are proposing,  
in particular the commercial expansion area at  
highway 36 and highway 99. This sizeable plot  
will undoubtedly bring many new jobs to our  
community. In addition, it will bring customers  
to the vicinity of my business.

I think it will bring a variety of products and  
services that are not currently available locally.  
This would save us all time and gasoline.

Thank you  
Rebecca Lindall  
owner, Barncraft Building  
Supply Inc.

105

## JC Planning

---

**From:** JC Planning  
**Sent:** Tuesday, July 31, 2012 9:04 AM  
**To:** 'Prairie Winds'; Fred Mahler  
**Subject:** RE: zoning letter

Dear Ms. Shelly,

Thank you for your e-mail. You were sent the notice of the upcoming hearings because the Prairie Winds property is located within 300 feet of property that the City is considering adding to its Urban Growth Boundary. Under the City's regulations, we need to notice you of changes that are occurring near your property. There is no proposed change to the Prairie Winds property itself. The Urban Growth Boundary is an area that could be brought into the city limits in the future, if the property owner is interested. Property outside of the Urban Growth Boundary cannot be brought into the city limits without updating the City's Comprehensive Plan. Please feel free to contact me if you have any additional questions. Thank you,

Stacy Clauson  
*In the Junction City Hall on Tuesdays*  
541-998-2153  
[jcplanning@ci.junction-city.or.us](mailto:jcplanning@ci.junction-city.or.us)

---

**From:** Prairie Winds [<mailto:prairiewindsjc@yahoo.com>]  
**Sent:** Monday, July 30, 2012 2:32 PM  
**To:** JC Planning; Fred Mahler  
**Subject:** zoning letter

Dear JC Planning,

I received the letter regarding the proposed zoning map.

Can you please tell me what impact, if any, this will have on our manufactured park located at 93520 Hwy. 99 S. Junction City...Prairie Winds of Junction City?

It looks like we are going to annexed into the city limits. If this is the case, what changes will that have on our property zoning, our taxes, and city services?

Sincerely,

Rachel Shelly

Prairie Winds of Junction City, LLC  
93520 Hwy. 99 South, office  
Junction City, OR 97448  
(541)998-6714

August 7, 2012

Mayor Bruncheon, City Councilors and Planning Commissioners,

This letter is in support of the Junction City Urban Growth Boundary expansion to the south. To ensure viability as a growing city, Junction City needs additional land to meet the needs of our community. Missing still is a reasonable size department store to serve our area. Our residents wind up going to Eugene on a regular basis to buy goods that are not found in town. A local, well respected land owner, Bill Boresek, who owns property at the intersection of Highway 99 and Hwy 36, has room and willingness to invest in Junction City. Several other West Side Businesses are eager to join the UGB, adding more to our tax base and offerings. Presently millions of hard earned dollars from Junction City residents are spent outside of our town each year, draining a precious local resource.

Our family is investing well over \$1,000,000 in a new facility for Guaranty Chevrolet. We know other companies are willing to improve their facilities but some may not unless the UGB expands.

With more people moving to Junction City because of the State projects south of town, products and services that families need will be more and more important. Junction City has so much potential; let's not limit our growth unnecessarily and allow the UGB expansion to take place.

Sincerely,



Shannon Nill  
Guaranty Chevrolet and RV



# Petition to Oppose the Proposed Junction City, OR Wetland Resources Overlay District



Petition summary and background	People who own and pay real estate taxes for land that has an easement through it for a flood control ditch, which benefits the entire population of Junction City, should not be subjected to additional regulatory controls without compensation. The Oregon Division of State Lands currently has sufficient authority to mitigate any fill affecting the 20 ft. wide ditch easement under the Clean Water Act. The approval of a 50 to 60 ft wide wetlands designation is an unnecessary "taking" of privately owned land. The wetland designation infringes on the property owners use of their property, decreases the property's market value, and obligates the owner to incur more fees and permits for potential projects within the designated wetland area.
Action petitioned for	We, the undersigned, are citizens petitioning our Council members to act now to protect property rights by voting "NO" on the proposed Junction City, OR Wetland Resources Overlay District.

Printed Name	Signature	Address	Comments	Date
MARIA ELIZABETH MAY CHAMBERLAIN MAY CHAMBERLAIN	Maria Elizabeth May Chamberlain	94505 Oaklea Dr. S.W. Junction City, OR 97130	I own a 1/2 acre parcel the rest is in the wetland designation	8-4-2012
TRACY LEWIS	Tracy Lewis	94549 Oaklea Dr. S.W.	Please ditch in private hands Don't touch my ditch	8-4-12
Billy Lewis	Billy Lewis	94549 Oaklea Dr. S.W.		8-5-12
Amy Trimble	Amy Trimble	94544 Oaklea Dr. S.W.	Don't touch her ditch. :)	8-5-12
Kyle Trimble	Kyle Trimble	94544 Oaklea Dr. S.W.	" ↑	8-5-12
GARY NELSON	Gary Nelson	1161 Quince dr.	Leave well enough alone	8/7/12
Mr. Druey	Mr. Druey	338 Kellogg	"	8/6/12

[illegible]

Honorable Mayor Bruncheon, Members of City Council, and Planning Commission,

I am writing to you a letter of support for the Junction City Economic Opportunity analysis, and the Urban Growth Boundary expansion proposal. I started in Junction City in 2005, with the transportation system plan update.

I attended all of the phase 1 process, The highly contentious county stake holder meetings, C.C.P.C meetings and the complete phase 2 process. I can count on both hands how many meetings that I have missed during that time period. There have been thousands of hours involved in this process, and I have been involved every step of the way.

Junction City has a known and documented shortage of large commercial parcels. This deficit was mentioned in a previous economic opportunity analysis dating back to 1980. We are looking at an opportunity to bring in an adequate commercial land supply to allow development for the next twenty year period.

The property on the southwest corner of Highways 99 and 36 being considered is SHOVEL READY. It has water and sewer stubs and fire flow hydrants. It is my intention, to develop the property based on the citizen needs in the visioning workshops, and to maintain, and enhance the existing wetlands at the rear of the property, along Flat Creek.

Phase 1, and Phase 2 visioning work shops recognized the citizens desire to have a multitude of shopping options including some type of anchor store, and an added variety, of restaurants, and services. Bringing in my parcel, and the other west side properties will allow Junction city to develop the types, of businesses it desires, and will provide a badly needed variety of parcel sizes to meet local needs.

This proposal does several important things for the community, It provides an appropriate amount of commercial, and residential land for our twenty year growth period. Junction City can and will capitalize on new sewer and water infrastructure south of town.

Future development will contribute heavily toward the tax base, and greatly benefit, schools, and Fire services. Development will also create many badly needed new jobs for the area and improve Junction City's Live ability. Future development will likely increase trade in and throughout downtown, and along the southern corridor. All of this will bring a nice balance to Junction City and the future state facilities and Grainmillers to the south.

Most importantly this proposal will help eliminate the 25 million dollars plus in leakage spending annually and keep the DOLLAR LOCAL.

The Mayor, council, <sup>PLANNING COMMISSION</sup> and citizens have come together with a great proposal! This is Our plan for the next twenty years, and we should all stick to it, and support it 100 Percent!

I would like to thank all of the parties involved for your hard work, dedication, perseverance, and desire to complete this process for Junction City.

Sincerely,  
William J. Boresek







## GRAIN MILLERS

August 7, 2012

To: Kevin Watson  
City Administrator  
City of Junction City  
680 Greenwood St  
Junction City, OR. 97448

Re: Support for Junction City Phase II UGB Approval

Mr. Watson,

On behalf of Grain Millers Inc., I would like to voice strong support for approval of Junction City's Comprehensive Plan and inclusion of properties South of Junction City, West of Highway 99 into Junction Cities Phase II UGB.

With the recent expansion of city utilities to the south, along the west side of Hwy 99, it makes sense to include all potential property owners which can easily tie into these services and disperse systems development costs (SDC's) rather than financially burdening a limited number of businesses. Additionally, inclusions of these properties will provide a basis for businesses to grow, increase the city tax base and provide revenue from public services.

It is our hope that the Junction City Citizen Comprehensive Planning Committee and City Council will recognize Phase II as equally crucial as Phase I as it relates to stability and future growth of our community.

Respectfully Submitted,

Keith Horton  
Vice President of Operations  
Grain Millers Inc.

August 7, 2012

The the City of Junction City  
And to Whom it may concern

My husband and I are property owners in Junction City. My ancestors came to Junction City the days when land was available by homestead. My parents are still living on part of that land and are directly affected by the proposed change in wet land usage.

One of the drainage ditches in question flows full to overflowing through my parents back yard in the winter months, it carries run off water from the streets and parking lots in town. My Dad takes pride in keeping this area maintained in the spring and summer months to help keep the water flowing freely. We would be opposed to any change in regulations that would prevent him from doing so.

We urge the City to be cautious and considerate of the faithful citizens living here. There is always a better way. Please make choices that do not cause emotional or financial hardship for the people.

Sincerely,

*Helen Annette Tracer Ellsworth*

Helen Annette Tracer Ellsworth

Sterling G. Ellsworth Ph.D.



August 7, 2012

To Whom It May Concern:

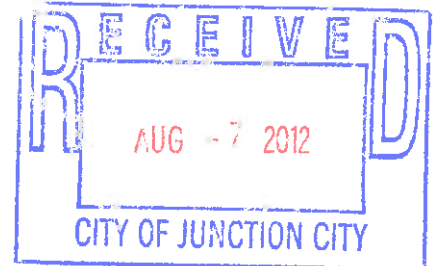
I own property to the northwest of the area in the proposed amendments to the Junction City comprehensive plan. I also am family to some of the people who own property that would be affected by this action.

In the area directly south and running for approx. 1400 lineal feet they keep this waterway mowed and/or grazed to help keep the water flowing in the winter. I feel this is very important for the drainage of residents and community of JC.

I would be opposed to any changes in regulations that would prevent any maintenance, such as removing brush, weeds, etc. from these areas that would cause backup and flooding onto other property. These areas have been used for flood control in the past and need to remain as such.

Sincerely,

  
Kathy Tracer Kling



To whom it may concern:

We are opposed to any new or proposed rule or regulation change, including wetland protection that would infringe on our private property rights. Including, but not limited to, our right to maintain, integrity and function of our existing drainage swale, prevent any debris buildup, control vegetation, and any and all other future and established uses.

We are opposed to any land use change that would effect our continuing the historic, established use and quiet enjoyment of our private property.

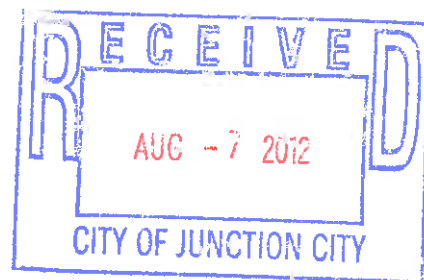
Sincerely,

George E. Tracer

*George E. Tracer*

Marian E. Tracer

*Marian E. Tracer*





FedEx Kinko's is now FedEx Office

## Fax Cover Sheet

Date 8-7-2012

Number of pages \_\_\_\_\_ (including cover page)

## To:

Name City Planner of  
Company Junction City  
Telephone 541-998-2153  
Fax 541-998-3140

## From:

Name Susan Traver  
Company Valley Village Park  
Telephone 541-521-7531

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Aug 6, 2012

I Susan Grace properties  
owner of Valley Village Park  
at 18<sup>th</sup> & Oaklea in Junction City  
I don't want my properties to  
be in the wetlands

Thank you  
Susan Grace

# Junction City/Harrisburg/Monroe Habitat for Humanity®

585 Greenwood Street P.O. Box 171 Junction City, OR 97448  
Phone (541) 998-9548 [www.jchmhabitat.org](http://www.jchmhabitat.org) OR CCB #192051

7 August 2012

Planning Commission and City Council  
City of Junction City  
680 Greenwood Street  
PO Box 250  
Junction City, OR 97448



Dear Commissioners and Councilors,

Junction City/Harrisburg/Monroe Habitat for Humanity owns a property at 295 East 3<sup>rd</sup> that will be affected by the city's proposed Wetland Resources Overlay District (WRD) and accompanying regulations. We plan to build a single family residence on the property next year. As currently proposed, the regulations will not adversely affect our ability to do so.

However, we would like you to consider adding provisions for fencing in a wetland protection area and a wetland. The undevelopable portions of our vacant lot have been used for transient camping. Depending on available funding, we hope to do some habitat restoration work in that undevelopable area including clearing non-native underbrush to make the area less attractive for transient camping use. In order to provide security for the partner family (including children) who will purchase the house to be built, we may want to consider some fencing. We realize of course, that in addition to limiting access by humans, any fencing will also need to provide for water flow and wildlife access and, if it is to cross the wetlands, will need to be acceptable to the Department of State Lands. We may end up not putting any fencing in at all, but in order to keep our options open we would like you to consider adding fencing provisions to the proposed Wetland Resources Overlay District.

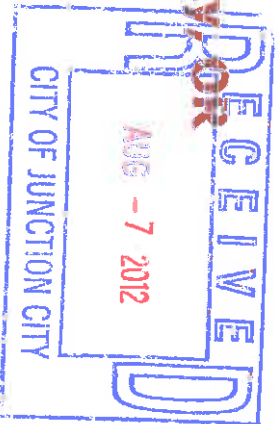
If you need any further information, please do not hesitate to contact me.

Sincerely,

Jon Silvermoon  
Executive Director

(13)

# Petition to Oppose the Proposed Junction City, OR Wetland Resources Overlay District



Petition summary and background	People who own and pay real estate taxes for land that has an easement through it for a flood control ditch, which benefits the entire population of Junction City, should not be subjected to additional regulatory controls without compensation. The Oregon Division of State Lands currently has sufficient authority to mitigate any fill affecting the 20 ft. wide ditch easement under the Clean Water Act. The approval of a 50 to 60 ft wide wetlands designation is an unnecessary "taking" of privately owned land. The wetland designation infringes on the property owners use of their property, decreases the property's market value, and obligates the owner to incur more fees and permits for potential projects within the designated wetland area.		
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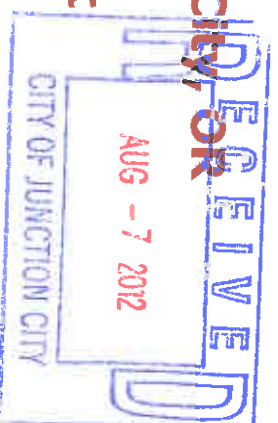
Printed Name	Signature	Address	Comments	Date
Shari Jack Karmyud	<i>[Signature]</i>	94571 Drake Dr		8-4-12
Betty Price Betty Price	<i>[Signature]</i>	94555 Oakleaf Dr J.C. OR		
MURRY TEEM	<i>[Signature]</i>	94543 CASCADE DRIVE J.C. OR		8-4-12
Rebecca Teem	<i>[Signature]</i>	" "		" "
Dyan & Mandy	<i>[Signature]</i>	94541 Cascade Dr J.C. OR		8/4/12
Michael Morrison	<i>[Signature]</i>	28710 W 16th St J.C.		8/4/12
George Tracer	<i>[Signature]</i>	94505 Junction City Dr		8/4/12
Kathy Christ	<i>[Signature]</i>	94495 Cascade Junction City		8/4/12



[illegible]

RECEIVED  
AUG - 7 2012  
CITY OF JUNCTION CITY

# Petition to Oppose the Proposed Junction City, OR Wetland Resources Overlay District



18

Petition summary and background	People who own and pay real estate taxes for land that has an easement through it for a flood control ditch, which benefits the entire population of Junction City, should not be subjected to additional regulatory controls without compensation. The Oregon Division of State Lands currently has sufficient authority to mitigate any fill affecting the 20 ft. wide ditch easement under the Clean Water Act. The approval of a 50 to 60 ft wide wetlands designation is an unnecessary "taking" of privately owned land. The wetland designation infringes on the property owners use of their property, decreases the property's market value, and obligates the owner to incur more fees and permits for potential projects within the designated wetland area.		
Action petitioned for	We, the undersigned, are citizens petitioning our Council members to act now to protect property rights by voting "NO" on the proposed Junction City, OR Wetland Resources Overlay District.		

Printed Name	Signature	Address	Comments	Date
WILSON BISHOP	Phil Bishop	1926 N. 11 <sup>th</sup> Ave. J.C.		8/4/12
Jeff Borenwald	Jeff Borenwald	1825 W 11 <sup>th</sup> St		8/4/12
Lloyd Southey	Right Arm immobile	1804 W 11 <sup>th</sup> Ave. E.		8-4-12
VOYCE BROOKS	[Signature]	1076 1/2 <sup>nd</sup> St		8-4-12
[Signature]	[Signature]	1136 Prairie Meadows		8/4/12
John Lury	John Lury	1064 1/2 <sup>nd</sup> St SE		8/4/12
L. ZIMMERMAN	L. Zimm	1740 W. 13 <sup>th</sup> St ITC OR 97448		8-4-12
CHRISTINA ZIMMERMAN	[Signature]	SAME AS ABOVE		8-4-12

see 9-10

53 2 17

Printed Name	Signature	Address	Comments	Date
Linda Rohrbach	Linda Rohrbach	1710 W 17 <sup>th</sup> Ave		8-4-12
Larry Rohrbach	Larry Rohrbach	1710 W 17 <sup>th</sup> Ave		8/4/12
Larry van Nott	Larry van Nott	1735 W 13 <sup>th</sup> Ave		8-4-12
Debra van Nott	Debra van Nott	1735 W 13 <sup>th</sup> Ave		8-4-12
Paula Terrault	Paula Terrault	1703 W 13 <sup>th</sup> Ave		8-4-12
Michael D. Miller	Michael D. Miller	1686 W. 13 <sup>th</sup> Ave.		8/4/12
Michelle M. Miller	Michelle M. Miller	1686 W. 13 <sup>th</sup> Ave		8/4/12
Laura Ray	Laura Ray	1687 W. 15 <sup>th</sup> Ave		8/4/12
Tim Shear	Tim Shear	1744 W 15 <sup>th</sup> Ave		8/4/12
Emily Shear	Emily Shear	1744 W 15 <sup>th</sup> Ave		8/4/12

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541-234-2044  
GmH

(4)

# Petition to Oppose the Proposed Junction City, OR Wetland Resources Overlay District




Petition summary and background	People who own and pay real estate taxes for land that has an easement through it for a flood control ditch, which benefits the entire population of Junction City, should not be subjected to additional regulatory controls without compensation. The Oregon Division of State Lands currently has sufficient authority to mitigate any fill affecting the 20 ft. wide ditch easement under the Clean Water Act. The approval of a 50 to 60 ft wide wetlands designation is an unnecessary "taking" of privately owned land. The wetland designation infringes on the property owners use of their property, decreases the property's market value, and obligates the owner to incur more fees and permits for potential projects within the designated wetland area.
Action petitioned for	We, the undersigned, are citizens petitioning our Council members to act now to protect property rights by voting "NO" on the proposed Junction City, OR Wetland Resources Overlay District.

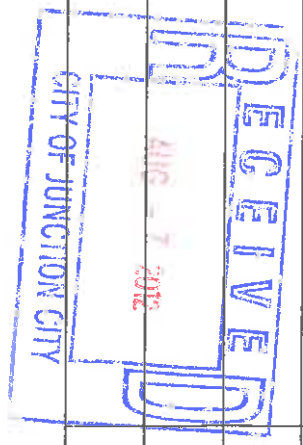
Printed Name	Signature	Address	Comments	Date
Susan Devine	<i>Susan Devine</i>	1260 Quince Dr. J.C.		7/27/12
STEVEN DEVLIN	<i>Steve Devlin</i>	1260 QUINCE DR. J.C.		
Dan Boyd	<i>Dan Boyd</i>	845 Oak St JC		7-31-12
Katie Strauss	<i>Katie Strauss</i>	1260 Quince Dr. J.C.		8/5/12

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# Petition to Oppose the Proposed Junction City, OR Wetland Resources Overlay District

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Action petitioned for	We, the undersigned, are citizens petitioning our Council members to act now to protect property rights by voting "NO" on the proposed Junction City, OR Wetland Resources Overlay District.

Printed Name	Signature	Address	Comments	Date
Terry L. Alberts		1688 W. 10th Ave. Junction City, OR 97448		8/5/12
Sandra J Alberts		1688 W. 10th Ave Junction City, OR 97448		8/5/12
Tim Fruehert		1000 Vine St. Junction City		8/6/12





# Petition to ~~Oppose~~ the Proposed Junction City, OR Wetland Resources Overlay District

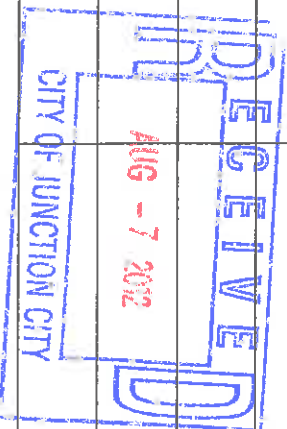


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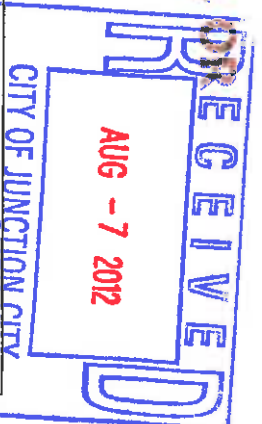
Printed Name	Signature	Address	Comments	Date
Sandra Holmes	Sandra J Holmes	1335 Oak Drive		7.28.12
Gary M Sweet	G M Sweet	310 Piney Ln, unit 39	OPPOSED!	7/28/12
Lynne McNeil	Lynne McNeil	310 Piney Ln # 39	"	7/28/12
Elizabeth Priddy	Elizabeth M Priddy	1355 Oak Drive	"	7/28/2012
EDITH LOVERALL	Edith Foreall	1515 OAK RE CITY OF JUNCTION 94448	STOP TAKING more of my property	7/28/2012
Helene Notthof	Helene Notthof	1245 S. Quince	Very Opposed.	7.31.2012
Amy Buck	Amy D. Buck	1325 Oak St.	OPPOSED	8/1/2012
ITA E. GOSWAMI	ITA E. GOSWAMI	1701 Quince St	"	8/6/12

16

Printed Name	Signature	Address	Comments	Date
Cheryl Coughran	Cheryl D Coughran	1201 Quince Dr City		8-6-12
Richard Latta	Richard Latta	1181 Quince Dr. J.E.		8-6-12
Ben Buchanan	Ben Buchanan	1171 Quince Dr. J.C.		8-6-12
Robert Mullins	Robert Mullins	1141 Quince Dr. J.C.		8-6-12
Shelia Mullins	Shelia Mullins	1141 Quince Dr. J.C.		8-6-12
Debra Datti	Debra Datti	1085 W. 17th St. J.C.		8-6-12
Mari Datti	Mari Datti	1085 W. 17th Ave, J.C.		8-6-12
Craig Rothman	Craig Rothman	1245 Quince Dr. J.C.	Very Opposed	8-6-12



# Petition to Oppose the Proposed Junction City, OR Wetland Resources Overlay District



Petition summary and background	People who own and pay real estate taxes for land that has an easement through it for a flood control ditch, which benefits the entire population of Junction City, should not be subjected to additional regulatory controls without compensation. The Oregon Division of State Lands currently has sufficient authority to mitigate any fill affecting the 20 ft. wide ditch easement under the Clean Water Act. The approval of a 50 to 60 ft wide wetlands designation is an unnecessary "taking" of privately owned land. The wetland designation infringes on the property owners use of their property, decreases the property's market value, and obligates the owner to incur more fees and permits for potential projects within the designated wetland area.
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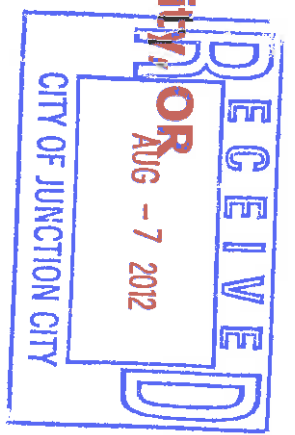
Printed Name	Signature	Address	Comments	Date
SUSAN CAROL CLEM	Susan Carol Clem	1391 Breckenridge Dr Junction City, OR		7/26/12
Floyd Clifton Clem	Floyd Clifton Clem	1391 Breckenridge Dr Junction City, OR		8/4/12
Lawrence D Brundage	Lawrence D Brundage	1414 Breckenridge Dr J.C. OR 97448		8-5-12
James W. Deppes	James W. Deppes	1363 Breckenridge Dr Junction City, OR		8-5-12
Brett Rankin	Brett Rankin	1339 Breckenridge Dr J.C.		8/5/12
Jim Schell	Jim Schell	1301 Breckenridge Dr J.C. OR 97448		8/5/12
Jim Schell	Jim Schell	1301 Breckenridge Dr Junction City OR 97448		8/5/12
Barbara Schell	Barbara Schell	1291 Breckenridge Junction City OR 97448		8-5-12

Barbara Schell



Printed Name	Signature	Address	Comments	Date
Lisa Kamsky	[Signature]	1300 Alderbrook Dr	<div style="text-align: center;"> <b>RECEIVED</b>  AUG - 7 2012  CITY OF JUNCTION CITY </div>	8-5-12
Matt Myers	[Signature]	12108 Alameda Dr.		8-5-12
Kenneth Griffith	[Signature]	1037 Kalmia St		8-5-12
James Meador	[Signature]	2416 Walnut St Junction City OR 97440		8-5-12
Richard Nelson	[Signature]	30848 Maple Dr JC, OR 97448		8-6-12
Alicia Harpala	[Signature]			8-6-12

# Petition to Oppose the Proposed Junction City Wetland Resources Overlay District



Petition summary and background	<p>People who own and pay real estate taxes for land that has an easement through it for a flood control ditch, which benefits the entire population of Junction City, should not be subjected to additional regulatory controls without compensation. The Oregon Division of State Lands currently has sufficient authority to mitigate any fill affecting the 20 ft. wide ditch easement under the Clean Water Act. The approval of a 50 to 60 ft wide wetlands designation is an unnecessary "taking" of privately owned land. The wetland designation infringes on the property owners use of their property, decreases the property's market value, and obligates the owner to incur more fees and permits for potential projects within the designated wetland area.</p>		
Action petitioned for	<p>We, the undersigned, are citizens petitioning our Council members to act now to protect property rights by voting "NO" on the proposed Junction City, OR Wetland Resources Overlay District.</p>		

Printed Name	Signature	Address	Comments	Date
Lindy Montgomery		1215 Oak St Jct. City 97448		7/31/2012
Christina Montgomery		1070 Oak St. Jct. OR 97448		8/1/2012
JOHN MONTGOMERY		1215 OAK ST, J. CITY OR		8/1/2012
DON LILLY		28962 Bailey Ln		8/1/2012

# Petition to Oppose the Proposed Junction City, OR Wetland Resources Overlay District



Petition summary and background	People who own and pay real estate taxes for land that has an easement through it for a flood control ditch, which benefits the entire population of Junction City, should not be subjected to additional regulatory controls without compensation. The Oregon Division of State Lands currently has sufficient authority to mitigate any fill affecting the 20 ft. wide ditch easement under the Clean Water Act. The approval of a 50 to 60 ft wide wetlands designation is an unnecessary "taking" of privately owned land. The wetland designation infringes on the property owners use of their property, decreases the property's market value, and obligates the owner to incur more fees and permits for potential projects within the designated wetland area.		
Action petitioned for	We, the undersigned, are citizens petitioning our Council members to act now to protect property rights by voting "NO" on the proposed Junction City, OR Wetland Resources Overlay District.		

Printed Name	Signature	Address	Comments	Date
Ronald Lee	[Signature]	135 East 1st Ave. J.C. OR.	I will take care of my property I don't need you HELP	8-3-12
Sandra Hart	[Signature]	150 Birch Street J.C. OR 97448		8/3/12
Jennifer Emanuel	[Signature]	1915 W. 11th Ave Junction City OR		8/3/12
Allen Bailey	[Signature]	90387 N. Carson Rd Junction City OR 97448		8/3/12
Scott Walker	[Signature]	150 Birch St Junction City, OR 97448		8/3/12
Maurice Alton	[Signature]	275 SW Luma St. Junction City, OR 97448		8/3/12
Yonya Buendia	[Signature]	297 Yellowwood St. Junction City, OR 97448		8/3/12
Kevin Kiscoan	[Signature]	1226 W 10th Pl SE, OR		8/3/12

Tamme Heeler  
 Tracy Lee Randall  
 94181 Springbrook Ln.  
 J.C. 97448  
 32917 Diamond Hill Dr. #71  
 8-3-12  
 8-3-12

[illegible]

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# Petition to Oppose the Proposed Junction City, OR Wetland Resources Overlay District



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Action petitioned for	We, the undersigned, are citizens petitioning our Council members to act now to protect property rights by voting "NO" on the proposed Junction City, OR Wetland Resources Overlay District.		

Printed Name	Signature	Address	Comments	Date
Kristine Casachue	Kristine Casachue	147 1/2 E 4th Ave		8/3/12
Robert Taylor	Robert Taylor	401 Deac		8/3/12
Patricia Van Elsberg	Patricia Van Elsberg	485 Dea1 St		8/3/12
Ade Phlips	Ade Phlips	722 Elm St		8/3/12
John Dickson	John Dickson	770 Dea1 St. Jct.		8-3-12
James T. Dixon	James T. Dixon	770 Dea1 St. Jct.		8-3-12
Harold Dickson	Harold Dickson	770 Dea1 St. Jct.		8-7-12
Sean Robertson	Sean Robertson	755 Dea1 St.		8-3-12

Sit.

Sit

Printed Name	Signature	Address	Comments	Date
Adolfo Quira	Adolfo Quira	277 E 3TH AVE		8-3-12
Kevin Lynde	V. Lynde	792 Deal St.		8-3-12
ALLY JYNDA KEELEY	ALLY JYNDA KEELEY	12 N E 792 Deal St.		8-3-12
LEONIA NELSON	LEONIA NELSON	635 Deal Plade		8-3-12
Larry Nelson	Larry Nelson	835 Deal Plade	je	8-3-12
David Steffler	David Steffler	875 Deal Pl		8/3/12
Bara M. Dargatz	Bara M. Dargatz	375 East 9th Ave Seaside 97148	conviscation with out Compensation	8-3-12
Earl L. Kelley	Earl L. Kelley	420 E 9th Ave		8/3/12
Shirley K. Kelley	Shirley K. Kelley	420 E 9th Ave		8-3-12
Marjorie L. Quirby	Marjorie L. Quirby	947 E 9th Ave		8-3-12
Richard Adams	Richard Adams	1011 Birch Pl. T.C.	This is wrong	8-3-12
Jannamma Core	Jannamma Core	1938 W 10th		8-4-12
Corey Blake	Corey Blake	1836 W 10th Ave	Not right	8-4-12
Theresa Blake	Theresa Blake	1836 W 10th Ave		8-4-12
Shari Bishop	Shari Bishop	1937 W 11th Ave	This is wrong	8/4/12
Jeffrey Bishop	Jeffrey Bishop	1927 W 11th Ave	No	8/4/12

2<sup>nd</sup> time  
5<sup>th</sup> time  
Sist-  
w, o  
8/3/12  
8/3/12





133 SW Second Ave, Suite 201 • Portland, OR 97204 • (503) 497-1000 • fax (503) 223-0073 • [www.friends.org](http://www.friends.org)  
Southern Oregon Office • PO Box 2442 • Grants Pass, OR 97528 • (541) 474-1155  
Willamette Valley Office • 220 East 11<sup>th</sup> Avenue, Suite 5 • Eugene, OR 97401 • (541) 520-3763  
Central Oregon Office • 115 NW Oregon Ave #21 • Bend, OR 97701 • (541) 719-8221

August 7, 2012

*Via email to [JCPlanning@ci.junction-city.or.us](mailto:JCPlanning@ci.junction-city.or.us)*

Junction City Planning Commission and City Council  
Junction City  
PO Box 250  
Junction City, OR 97448

Re: Proposed EOA and UGB amendments, CPA-12-01

Dear Planning Commissioners and City Councilors:

Thank you for the opportunity to provide comments on the proposed amendments to the *Junction City Economic Opportunities Analysis (EOA)* and associated UGB expansion, which includes roughly 40 acres of prime farmland. 1000 Friends of Oregon is a nonprofit, charitable organization dedicated to working with Oregonians to enhance our quality of life by building livable urban and rural communities, protecting family farms and forests, and conserving natural and scenic areas.

We support your efforts to plan for Junction City's future and maintain a keen interest in the outcome of these proceedings. The proposal outlines laudable goals, including increased employment opportunities and redevelopment within existing areas of the city. However, we have identified several areas of concern. The proposal contains internal inconsistencies and at least one major error, does not comply with recent court decisions on site characteristics, and fails to properly consider certain high-priority exception lands for inclusion in the UGB. In addition, the claimed industrial site needs are not supported by factual information or findings, and appear excessive in light of expected industrial job growth.

1000 Friends supports planning efforts that wisely balance our urban and rural economies. Farming and forestry are the backbone of Oregon's economy, and future losses of resource land – especially prime farmland – should be avoided whenever possible. Because of this proposal's unresolved issues, it is premature to conclude that a UGB expansion onto prime farmland is warranted. We hope the city will choose to address our concerns, and work towards a revised proposal that we can fully support.

Our specific concerns are as follows:

1) **COMPUTATION OF UNMET COMMERCIAL LAND NEED**

Table 5-1 of the *EOA* details the number and size of commercial sites that will be needed over the 20-year planning period. It is reproduced below.

**Table 5-1. Comparison of vacant land supply and site needs, industrial and other employment land, Junction City UGB, 2009-2029**

	Site Size (acres)							Total Sites
	Less than 1	1 to 2	2 to 5	5 to 10	10 to 20	20 to 50	Greater than 50	
Inventory of Suitable Sites								
Industrial	1	9	4	3	0	2	1	20
Commercial	25	2	0	0	1	0	0	28
Professional Technical	0	0	0	0	0	2	0	2
Total Suitable Sites	26	11	4	3	1	4	1	50
Site Needs								
Industrial	3	3	3	2	1	2	1	15
Commercial	39	11	8	2	0	0	0	60
Total sites needed	42	14	11	4	1	2	1	75
Surplus (deficit) of sites								
Industrial	(2)	6	1	1	(1)	0	0	
Commercial	(14)	(9)	(8)	(2)	1	0	0	
Professional Technical	0	0	0	0	0	2	0	

Even assuming that the claimed site needs in Table 5-1 are reasonable,<sup>1</sup> the city still has overestimated the commercial land deficit, because of an apparent error in the *EOA*. Table 5-3 carries forward the number of additional needed commercial sites shown in Table 5-1, but fails to account for the surplus 15.5-acre site that is tallied on Table 5-1 in the 10-20 acre size class column. Table 5-3 incorrectly concludes that there is an unmet commercial land need of 62 acres; this should have been reduced by the capacity of the 15.5-acre site.

**Table 5-3. Comparison of employment land supply and site needs, Junction City UGB, 2009-2029**

	Site Size (acres)							Total
	Less than 1	1 to 2	2 to 5	5 to 10	10 to 20	20 to 50	Greater than 50	
<b>Industrial</b>								
Sites needed	2	none	none	none	1	none	none	3
Land need (acres)	1	--	--	--	20	--	--	21
<b>Commercial</b>								
Sites needed	14	9	8	2	none	none	none	33
Land need (acres)	4	14	24	20	--	--	--	62
<b>Total sites needed</b>	<b>16</b>	<b>9</b>	<b>8</b>	<b>2</b>	<b>1</b>	<b>--</b>	<b>--</b>	<b>36</b>
<b>Total acres needed</b>	<b>5</b>	<b>14</b>	<b>24</b>	<b>20</b>	<b>20</b>	<b>--</b>	<b>--</b>	<b>83</b>

It is clear that the *EOA* intended to count the capacity of this 15.5-acre parcel. Table 2-7 contains an inventory of the city's vacant, suitable commercial lands. These include the 15.5-acre parcel, and 6.6 acres of smaller parcels, for a total of 22 acres. Page 47 of the *July 2012 Justification and Findings Report (Findings)* states, "The demand for 62 vacant suitable acres of

<sup>1</sup> We could find no explanation of how this selection of sites was derived. As a check, we compared the claimed

According to the *EOA*'s Table 4-3, 813 new commercial workers will site on new land over the 20-year planning period. Using the 2006 employment density, this would require only 50 acres. However, according to Table 5-1's claimed site needs and Table 5-2's average site sizes, the *EOA* proposes 72 acres of new commercial land need.

No evidence has been presented to explain why the city will experience significantly lower commercial job density than in prior years.



commercial land (in Table 4-8) [sic] assumes that all 22 acres of commercial and commercial/residential land will develop over the 20-year planning period.” If the 15.5-acre site were accounted for, it could supply one 5-10 acre site and two 2-5 acre sites. That would reduce the unmet commercial land need from 62 acres to 45.7 acres, as follows:

Corrected Commercial Land Deficit After Accounting for 15.5-Acre Site

Site Size	Needed Sites	Avg. Site Size	Unmet Need
<1 acre	14	0.3 ac.	4.2 ac.
1-2 acres	9	1.5 ac.	13.5 ac.
2-5 acres	6	3 ac.	18 ac.
5-10 acres	1	10 ac.	10 ac.
<b>TOTAL NEEDED ACRES</b>			<b>45.7 ac.</b>

Of these 45.7 acres, we concur that at least 19.7 acres can be provided on exception lands sites D-1 through D-4.<sup>2</sup> That leaves a remaining need of 26 acres of additional commercial land.

The city proposes to expand the UGB onto a parcel of high value farmland containing about 41 acres of suitable land.<sup>3</sup> However, as shown above, only 26 acres of additional suitable land are needed; this farm parcel is therefore 15 acres larger than is actually needed.

## 2) SITE CHARACTERISTICS

When considering candidate employment lands, cities are permitted to exclude those lands that do not possess the needed site characteristics. OAR 660-009-0005(11) defines site characteristics as “the attributes of a site necessary for a particular industrial or other employment use to operate.” Additionally, OAR 660-009-0015(2) requires EOAs to be “based on the site characteristics typical of expected uses.” In *Friends of Yamhill County v. City of Newberg*,<sup>4</sup> the Land Use Board of Appeals (LUBA) devised a two-prong test for site characteristics to determine whether these OAR provisions are satisfied: (1) the attribute must be typical of the expected use and (2) the attribute must have some meaningful connection with the operation of the use. LUBA held that “typical” attributes are those that are “absolutely necessary to construct and operate a business” as well as those that are “typically required for a business to operate successfully.”

LUBA rejected the use of site characteristics aimed at improving a city’s competitiveness, and noted that by focusing on marketing concerns, cities “might run afoul of other statewide planning goal and statutory obligations for establishing urban growth boundaries in a way that balances the need to provide adequate land for industrial development and statutory and goal standards for protecting agricultural, forest and other sensitive lands.”

We agree with LUBA on the importance of balancing our urban and rural economies. Farming and forestry are the backbone of Oregon’s economy, and future losses of resource land –

<sup>2</sup> See page 73 of the *Findings*.

<sup>3</sup> *Findings*, pages 88-89.

<sup>4</sup> See 62 Or LUBA 5 (2010) and 240 Or. App. 738, 247 P.3d 767 (2011)

especially prime farmland – should be avoided whenever possible. Overly restrictive site characteristics can artificially filter out candidate sites that could have provided employment capacity, and thereby cause the unwarranted urbanization of farm or forest lands.

Junction City’s proposed site characteristics are listed on pages 74 through 76 of the *EOA*. We believe that five of these do not pass muster under the *Friends v. Newberg* decision and should be eliminated or revised. They are separately discussed below. These are not new concerns; we alerted the city about these issues in our September 29, 2011 letter to Planning Director Kay Bork. We are disappointed that the city chose to proceed with these flawed site characteristics, instead of following the *Friends v. Newberg* guidelines.

**a) Site Size.** The *EOA* states, “Based on the City’s economic development vision, the sub-regional commercial center will require approximately 35 acres.” Major regional shopping centers such as Valley River Center and Gateway Mall require sites in the 30-50 acre range. The city does not claim that Junction City could support such a center, or that the city actually has a need for a single site that large. Instead, the *EOA* expects the 35-acre site to be divided into many small sites with widely varying uses, as roughly illustrated by Table 5-2, reproduced below.

**Table 5-2. Mixture of businesses and site sizes that comprise the sub-regional commercial center**

Use/Business	Area Required
Anchor Grocer	6 acres
Dry Goods / Drug Store	3 acres
Home Improvement store	6 acres
Hotel	4 acres
Office complex	10 acres
Theater	3 acres
Restaurants	2 acres
Service Station	1 acre
<b>Total</b>	<b>35 acres</b>

Source: ECONorthwest, “Area required” based on typical site sizes required by businesses of the type shown in the table.

Under the *Friends v. Newberg* two-pronged test, the *EOA* must explain how co-location of these diverse uses is connected with their operation, and show that co-location is typically required for successful operation of these kinds of businesses.

Instead of providing this information, the *EOA* points to Table 4-7’s compilation of the sizes of commercial areas in comparable cities, which are generally larger than Junction City’s commercial areas. The *EOA* concludes, “Based on the information in Tables 4-7 through 4-9, Junction City has a structural deficit of larger commercial sites, frequently 20 acres and larger.”<sup>5</sup>

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<sup>5</sup> See *EOA* page 64. We could not find the mentioned Tables 4-8 and 4-9.

While it is interesting to consider the layout of other cities' commercial areas, the data in Table 4-7 does not demonstrate that these layouts are typically required for businesses like these to operate successfully, nor does it demonstrate that there is any meaningful connection between the commercial area layouts and the operation of the businesses. The layouts could have more to do with the physical characteristics of the cities themselves, rather than any specific business needs. Junction City has an unusual design; it is long and thin, and centers around one highway. This naturally leads to commercial development scattered in pockets along the highway, rather than concentrated in one large block.

Further, at least some of the examples cited in Table 4-7 do not support the *EOA*'s conclusions. The Ray's supermarket site in Prineville is claimed to be 23.7 acres in size, with co-located office development on site. However, as shown below, the Ray's site is only about 10 acres in size. All the other development is scattered across various streets and the railroad; these parcels are not part of the Ray's site.



Finally, it is difficult to imagine how there could be any meaningful connection between some of the sub-regional center's proposed uses. For example, why would it benefit a hotel to co-locate with a home improvement store? Surely, out of town guests are among the least likely shoppers to need construction and gardening supplies. It is also unclear why a 10-acre office complex would need to co-locate with theater and large format retail.

**b) Land ownership.** The *EOA* states, "Sites with two or fewer owners are necessary to reduce the cost and uncertainty of land assembly." However, even if it were established that co-location of businesses within a 35-acre area was necessary, a group of smaller parcels within one general area could provide a similar outcome to the division of one large parcel into smaller sites.

In addition, selection of one large site could be undesirable for the city. If one landowner controls most of the city's commercial land supply, it could create lack of market choice. OAR 660-009-0025(7) provides that cities may determine that there is insufficient short-term availability when "sites in an industrial or other employment land category lack diversity of ownership within a planning area [because] a single owner or entity controls more than 51 percent of those sites."

**c) Location relative to Junction City.** The *EOA* states, "The commercial center should be located on the south-side of Junction City (e.g., south of High Pass Road) to provide services needed by workers at the State Hospital and Prison, Grain Millers, new residential growth occurring in southern Junction City, and neighboring rural communities."

This is an unsupported conclusion for several reasons. First, the *EOA*'s Figure 4-1 illustrates the regional market tributary area, which is primarily west of Junction City, not south. Page 61 of the *EOA* states, "Moreover, the City identifies new employment related to the capture of sales from regional markets to the west (Cheshire and Triangle Lake) and north as an economic opportunity." The below population density map shows that indeed, population is concentrated in the main part of Junction City, and to the north and west, not to the south.



Second, Eugene's commercial services are very close to the south end of Junction City, and already do a good job of serving the intervening areas. Jerry's Home Improvement is only 4 miles from Junction City's southern edge; Winco Foods is only 5 miles away.

Third, only some commercial businesses will provide services related to the state hospital and prison. The city has already identified nearly 20 acres of additional serviceable land on nearby

exception parcels D-1 through D-4. These lands should be sufficient to locate hospital- or prison-dependent businesses.

**d) Access to services.** The *EOA* states, “City services should be directly accessible to the site, including sanitary sewer, and municipal water.” The correct inquiry is not whether the site is *already* served, but whether it *can* be served within the 20-year planning period.<sup>6</sup>

**e) Floodplain.** Floodplain designation is improperly used as a reason to exclude exception sites B-1 and B-2 from consideration, despite the *EOA*’s clear acknowledgement that floodplain is developable and should not be excluded as unbuildable.<sup>7</sup> Floodplains are commonly developed in Lane County, and the presence of floodplain is not necessarily any more significant than other site challenges such as clay soils, awkward parcel shapes, transportation infrastructure deficiencies, etc. There are many local examples of successful floodplain development. For example, below are the FEMA flood map and an aerial view of the Country Club area in Eugene, showing normal urban commercial development within FEMA flood Zone A.

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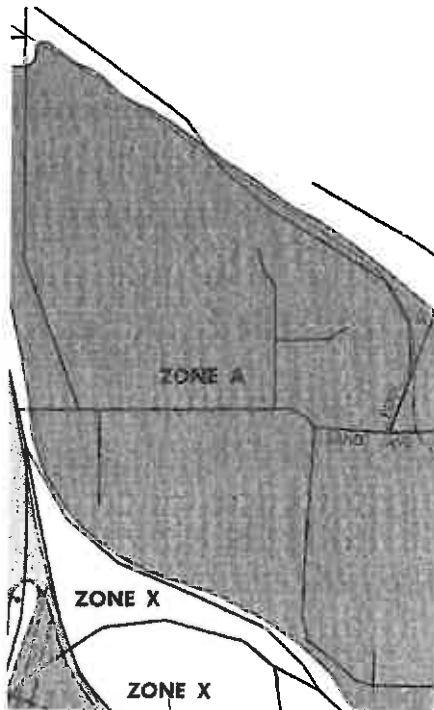
<sup>6</sup> OAR 660-000-0005(9) "Serviceable" means the city or county has determined that public facilities and transportation facilities, as defined by OAR chapter 660, division 011 and division 012, currently have adequate capacity for development planned in the service area where the site is located or can be upgraded to have adequate capacity within the 20-year planning period.

<sup>7</sup> From *EOA* page 11: “For the purpose of this study, the following factors are considered absolute development constraints and are unbuildable on employment land:

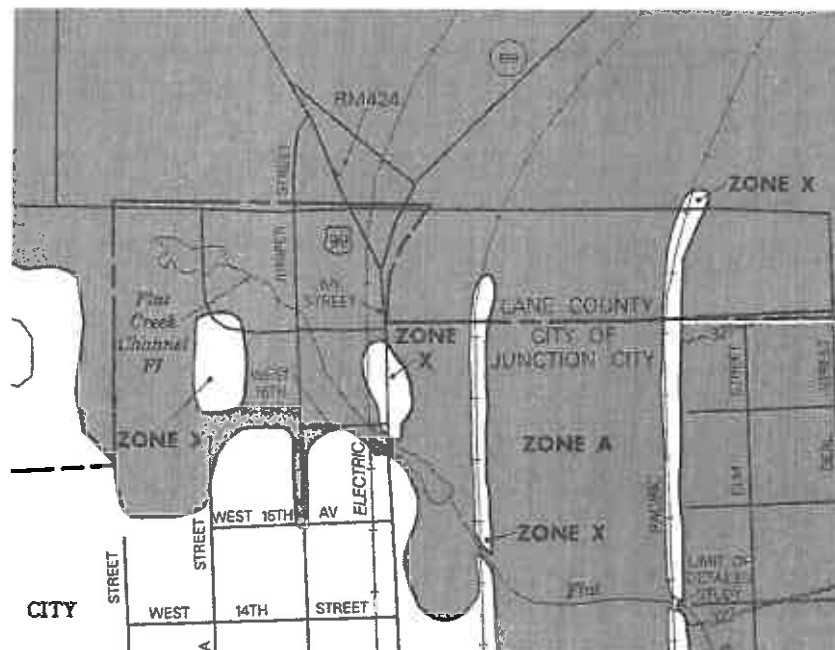
1. Floodway as identified on FEMA maps

2. Wetlands identified on the Preliminary Local Wetlands Inventory prepared by Winterbrook Planning  
Floodplains are considered partial development constraints. Development can occur on floodplains subject to engineering standards. Therefore, in Junction City, no deductions were made from the inventory for the floodplain.”

See also Table 2-5, which shows vacant land by development and constraint status; lands within the floodplain are not counted as “constrained.” The *EOA* states, “The City has about 251 vacant suitable acres (including floodplain land where impacts can be mitigated by raising habitable flood area one foot above the floodplain) within the UGB.”



Further, as shown on the below FEMA map, the northern end of the developed portion of the Junction City is within FEMA flood Zone A, and prominent businesses, such as Safeway, have successfully located there. We find no evidence in the record that justifies exclusion of all sites within the floodplain.



### 3. RE-DESIGNATION OF INDUSTRIAL LANDS

Before expanding the UGB to add new commercial land, cities must first look inside the UGB for other lands that could be re-designated to meet some of this commercial need. According to the *EOA*'s Table 2-4, Junction City has 157 acres of vacant industrial land, plus the Grain Millers site. However, the *EOA* does not consider any of these lands to be available for re-designation. It appears that this is because Table 5-1 indicates that Junction City does not have any surplus industrial lands.

**Table 5-1. Comparison of vacant land supply and site needs, industrial and other employment land, Junction City UGB, 2009-2029**

	Site Size (acres)							Total Sites
	Less than 1	1 to 2	2 to 5	5 to 10	10 to 20	20 to 50	Greater than 50	
Inventory of Suitable Sites								
Industrial	1	9	4	3	0	2	1	20
Commercial	25	2	0	0	1	0	0	28
Professional Technical	0	0	0	0	0	2	0	2
Total Suitable Sites	26	11	4	3	1	4	1	50
Site Needs								
Industrial	3	3	3	2	1	2	1	15
Commercial	39	11	8	2	0	0	0	60
Total sites needed	42	14	11	4	1	2	1	75
Surplus (deficit) of sites								
Industrial	(2)	6	1	1	(1)	0	0	
Commercial	(14)	(9)	(8)	(2)	1	0	0	
Professional Technical	0	0	0	0	0	2	0	

However, Table 5-1 is directly contradicted by the text on the previous page, which reads "Junction City has a deficit of three industrial sites smaller than one acre and one industrial site larger than 50 acres. Junction City has a surplus of seven industrial sites two to five acres and two industrial sites between 10 and 50 acres." In addition, Table 5-1's selection of sites claimed is not explained by any factual evidence or findings, and far exceeds what would be needed under a continuation of past employment density patterns.

According to the *EOA*'s Table C-1, there were 2,347 industrial jobs in 2006 (sum of non-commercial, non-government jobs). According to Table 2-4, there are 327 developed industrial acres in Junction City. Therefore, the commercial employment density in 2006 was at least 7.2 employees per acre (EPA). This is a typical industrial density; Eugene's is slightly higher, at about 10 EPA.<sup>8</sup>

According to the *EOA*'s Table 4-3, 377 new industrial workers will site on new land over the 20-year planning period. Using the 2006 employment density, this would require only 53 acres. However, according to Table 5-1's claimed site needs and Table 5-2's average site sizes, the *EOA* proposes 155 acres of new industrial land need, *plus* the 50-100 acre site for Grain Millers. This is least *four times* as much land as would be expected under a continuation of historical job density patterns, given the expected industrial job growth. The resulting job density would be less than 2 workers per acre, an unusually low figure.

<sup>8</sup> According to recent Envision Eugene industrial employment density studies.

Since the city has only 157 acres of unconstrained industrial land (not including the Grain Millers site), if 155 acres of industrial land are truly needed, as per Table 5-1, then there are no surplus industrial lands that could be re-designated for commercial. However, if the claimed industrial need were reduced even slightly – which seems warranted – then the city would have the opportunity to tap those lands to address its unmet commercial need.

One area that seems worthwhile to explore is located east of Highway 99 and south of 1<sup>st</sup> Avenue. While the bulk of this large site seems well suited for industrial, the northernmost portion – the area shown below – could be suitable for commercial use. The *EOA* identified a need for a 10-acre office site; this could work well along the 1<sup>st</sup> Avenue frontage, and would be more compatible with the adjacent residential development than most industrial uses.



Another candidate area is the triangular area east of Highway 99 and north of 18<sup>th</sup> Avenue. It appears to be about 4 acres in size, and could be part of a sub-regional commercial center when combined with the adjacent 15.5-acre commercial parcel and the nearby Safeway. In discussions with a local resident, we learned that there might be technical difficulties with widening 18<sup>th</sup> Avenue to provide proper access. However, resolution of this issue is likely feasible within the 20-year planning period. This could be a worthy goal, since there are other developable lands that would benefit from this work, such as the B-1 exception area to the east.





#### 4. EXCEPTION AREAS B-1 AND B-2

As previously discussed, the presence of floodplain is improperly used as a reason to exclude exception areas B-1 and B-2 from consideration, despite the *EOA* 's clear acknowledgement that floodplain is developable and should not be excluded as unbuildable.

In discussions with a local resident, we learned that portions of area B-2 might be unsuitable for development due to chronic drainage problems. Also, we acknowledge that there could be technical difficulties with widening 18<sup>th</sup> Avenue to provide proper access to area B-1. However, the *Findings* list the presence of floodplain as the *only* rationale for exclusion of these lands.

Most soils in these two areas are predominantly well drained, and are not hydric. Significant portions of the sites are only sparsely developed with structures and could be efficiently redeveloped for future commercial use. In addition, area B-2 has excellent highway visibility and is adjacent to the existing 15.5-acre commercial site, and so could be part of a larger sub-regional commercial center. We encourage the city to reconsider the use of these two sites.

Sincerely,



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